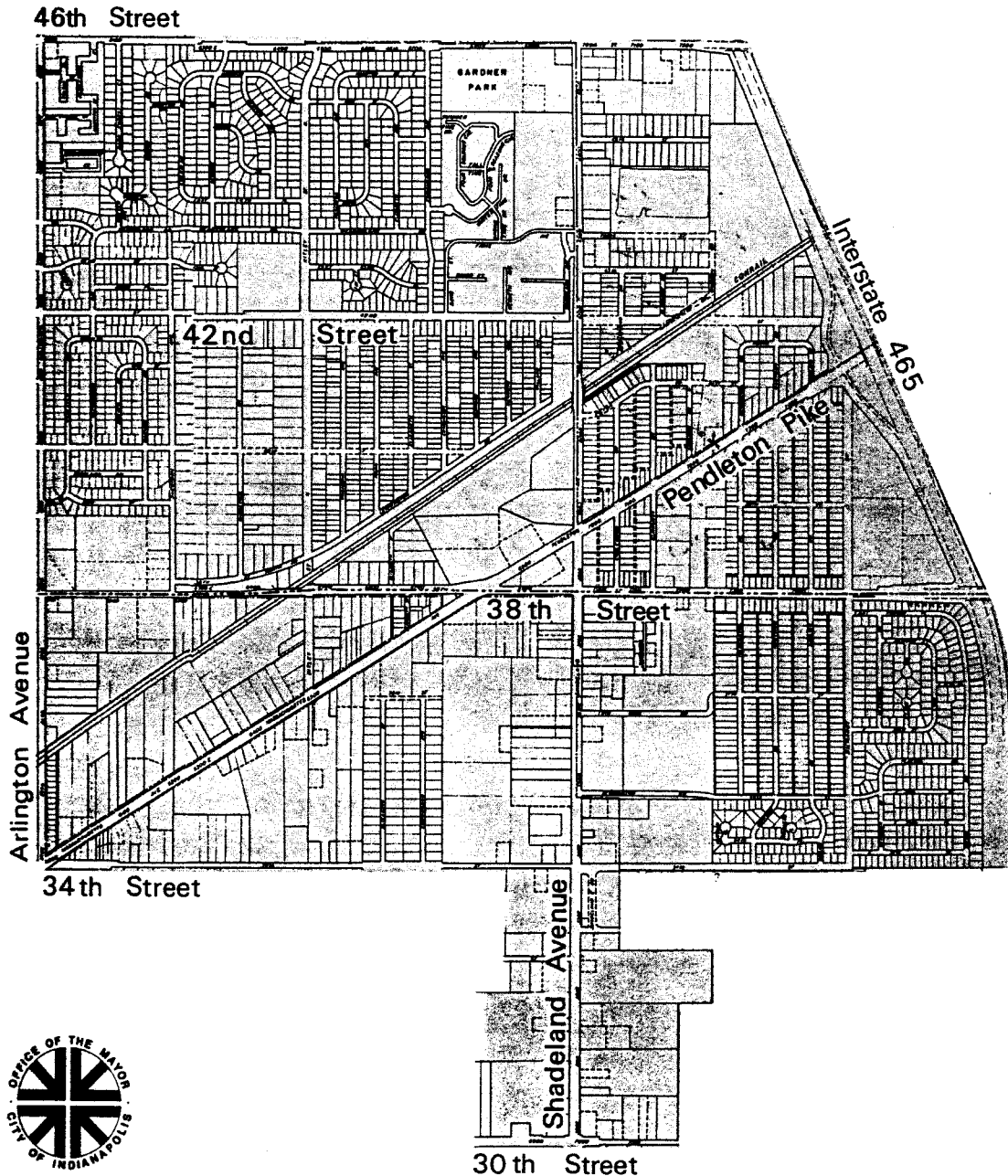


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# 38<sup>TH</sup> & SHADELAND AREA PLAN

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UPP/701

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# **38<sup>TH</sup> & SHADELAND AREA PLAN**

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Prepared by :

Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

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October, 1986

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The preparation of this report was financed by a  
Community Development Block Grant

## 38TH AND SHADELAND AREA PLAN

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## 38TH AND SHADELAND AREA PLAN

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## 38TH AND SHADELAND AREA PLAN

### Executive Summary

The 38th and Shadeland Area Plan is a detailed analysis and plan for the area bounded by 46th Street on the north, I-465 on the east, 34th Street and 30th Street at Shadeland on the south, and Arlington Avenue on the west. The plan represents a cooperative effort between the Division of Planning staff, representatives of the 38th and Shadeland Planning Committee, representatives of the area and its businesses. These groups have worked together to develop a strategy for future growth and development of this area.

#### I. Use of the Plan

The 38th and Shadeland Area Plan will provide a basis for both public and private investment decisions. The plan will serve as a primary basis in preparing staff comments in rezoning and variance cases and for making decisions about capital improvements.

Although the plan serves as a guide, actual implementation will depend on joint public/private action and, in some instances, private action alone.

The implementation strategies outlined in the plan stress a continued long-term commitment to the area. In addition, the plan does not merely outline what the City will be doing to aid the 38th and Shadeland area but what all involved groups will need to do together in order to implement the plan. Long-term commitment and effort from businesses, area residents and private sector interests, as well as the City, are essential.

#### II. Scope of the Plan

The 38th and Shadeland Area Plan analyzes the key components of the area and their interrelationships. Commercial uses, transportation and public safety (among other components) contribute to the functional and visible aspects of this area. In order to properly plan for the future of the 38th and Shadeland area, the interaction of all major elements must be taken into consideration.

#### III.

Five questions were used to define the scope of the plan. These questions relate to the past, present and future of the area:

1. How did the area develop and change?
2. What is the current physical status of the area?
3. What are the area's assets and liabilities?
4. What are the goals for the future of the area?
5. What actions can be taken to attain these goals?

These questions provided the framework for the plan's research and recommendations.

### III. Aspects of the Plan

The study is divided into:

1. Research and Analysis - This section forms the basis for the recommendations of the plan.
  - Provided information on:
    - . History and development of 38th and Shadeland.
    - . Existing Conditions
    - . Assets and Liabilities
  - Outlines:
    - . Goals and Objectives
2. Plan Recommendations - This section develops tools to guide area development.
  - Utilizes a set of overall area recommendations to develop:
    - . Land Use Plan
    - . Zoning Plan
3. Action/Plan Implementation - This section outlines plan implementation by category, need and priority.

### IV. Major Plan Recommendations

The following segments of the plan outline major area recommendations:

1. Statement of Goals and Objectives

Goals are:

#### A. Commercial

##### Goal A

To increase the economic vitality of commercial areas by working to provide adequate incentives and guides for the maintenance and improvement of commercial establishments.

These incentives would assist as a basis for capital investment by both the public and private sectors.

Goal B

To work toward providing more establishments oriented to area needs in those commercial areas which traditionally have served the role.

B. Residential

Goal:

To maintain and enhance the housing stock in the area, preventing further deterioration through conservation and rehabilitation activities.

C. Transportation

Goal:

Provide a coherent pedestrian and vehicular transportation system which services the entire area.

D. Public Safety

Goal:

To develop a safe, secure area which fosters growth and development.

E. Appearance

Goal:

To increase the level of involvement of business and area residents in enhancing the physical aspects of the 38th and Shadeland area.

F. Parks and Recreation

Goal:

To better integrate Gardner Park and other public facilities into the overall area by upgrading existing park facilities and increasing accessibility of public/semi-public recreation areas for area residents.

G. Industrial

Goal:

To enhance the quality of acceptable light industrial uses which will not conflict with

residential or commercial aspects of the area.

H. Zoning

Goal:

To provide a coherent development of the area which stresses proper zoning classifications to both assist commercial growth, yet protect and maintain residential aspects of the area.

2. Specific Recommendations/Actions

A. Area

Support and encourage the neighborhood organization in the area (38th and Shadeland Community Improvement Association) which addresses issues of common interest to the area.

B. Land Use Plan

The land use plan for the 38th and Shadeland area is designed as a detailed update of the Comprehensive Plan for Marion County as it addresses this area. The land use plan updates the Comprehensive Plan and recommends some variations from it which address specific concerns.

The following major objectives are addressed by the plan:

1. Enhancement and unification of commercial uses along Shadeland Avenue, 38th Street west of Shadeland and along Pendleton Pike.
2. Growth of industrial uses south of 34th Street and along the Conrail Railroad between Arlington Avenue and 38th Street.
3. Development of vacant land south of Massachusetts Avenue into residential use. Similarly, vacant land in the northeast corner of the area bounded by 46th Street, Shadeland Avenue, Conrail Railroad and I-465 could be developed into a high density residential use near 46th Street and a light industrial use near I-465.
4. Develop definite boundaries between commercial and residential, as well as commercial and industrial uses. Delineation of commercial and residential uses is especially poor along Massachusetts Avenue.
5. A general land use policy provides stronger boundaries between commercial and residential, as well as commercial and industrial uses. The plan takes into account the



current mixed use of the area and attempts to provide a better interaction, yet strong delineation of each use.

6. Document specific transportation improvements needing attention, such as sidewalk construction, street resurfacing, curb construction, street widening and street construction.

#### C. Zoning Plan

The plan blends development objectives, land use plan, and zoning into three interrelated segments of the overall plan. The following are general recommendations for zoning changes, based upon proposed land use and development, and upon the desire to solve present conflicts. The zoning plan is designed to accomplish the following:

Goal: Match land use decisions with appropriate zoning classifications.

1. Properly zone various properties whose use, although appropriate, is not matched by an accompanying appropriate zoning classification.
2. Work to discourage commercial uses on Massachusetts Avenue from the 6200 to 6600 blocks.
3. Upzone specific dwelling areas to coincide with present and proposed density increases for lands currently vacant.

## 38TH AND SHADELAND AREA PLAN

### Purpose

The 38th and Shadeland Area encompasses an area bounded by 46th Street on the north, I-465 on the east, 34th Street (30th Street along Shadeland) on the south and Arlington Avenue on the west. This area exhibits the problems, and potentials, of an area that has seen tremendous commercial growth and substantial residential growth since World War II.

Neighborhood planning is done to encourage the maintenance and enhancement of a particular neighborhood. Physical deterioration of structures, public improvements, social and economic change, and problems of disinvestment along with vacancies of commercial structures have created the need for a plan which can assist in developing guidelines for the coordination of resources and definition of neighborhood revitalization and development goals. Through planning, a guide for the future growth of the neighborhood can assist in developing a partnership between the City and neighborhood in accomplishing the recommendations set forth.

Once the plan is officially adopted by the Metropolitan Development Commission, it can serve as the guide for implementation of public improvement programs, private investments and neighborhood self-help programs.

Another important outcome of the plan would be an increased and assisted level of neighborhood interest and involvement in their area. It is desired that the organized association(s) will use this plan to actively pursue improvements noted in the plan's recommendations.

### Neighborhood Planning and the Neighborhood Plan

Neighborhood planning acts as a basis for neighborhood activity. It draws attention to the fact that people and governmental agencies are concerned with the future of the community. The desire is for the plan to set the stage for continuing community-government relations.

The Division of Planning has a staff of neighborhood planners assigned to work with the neighborhoods of Indianapolis. These planners bring the concerns and perspectives of the neighborhoods to the City Administration. These planners are also responsible for informing residents about public actions under consideration in their neighborhoods and giving information to the residents about how and where to affect the decisions pertaining to those public actions. The planners also offer

technical assistance to the neighborhood organizations while initiating activities of public and private agencies within the neighborhood.

The neighborhood planner's prime responsibility is to work with neighborhood residents, organizations and business people in the preparation of neighborhood plans for selected areas.

1. A neighborhood plan is a refinement of existing plans, being the Comprehensive Plan and the Thoroughfare Plan.
2. A neighborhood plan works with the existing neighborhood conditions to maintain and strengthen the positive aspects while eliminating the negative.
3. A neighborhood plan balances the desires of citizens with the City's ability to implement those desires.
4. A neighborhood plan is used to help guide future neighborhood improvements. The plan does not force action to be taken. However, it outlines the necessary steps to bring about implementation.
5. A neighborhood plan acts as a schedule of recommendations to improve the quality of the community.
6. A neighborhood plan is a technical document containing useful data and information for a neighborhood, planners, City agencies and other interested individuals.
7. A neighborhood plan is the product of neighborhood assistance during the planning process. Through this process, professional planners are able to develop alternative planning strategies based on sound planning concepts for the utilization of land use and the provision of services.

Therefore, the product of neighborhood planning is a final report, in document form, that reflects the steps required for long-term improvement.

### The Process

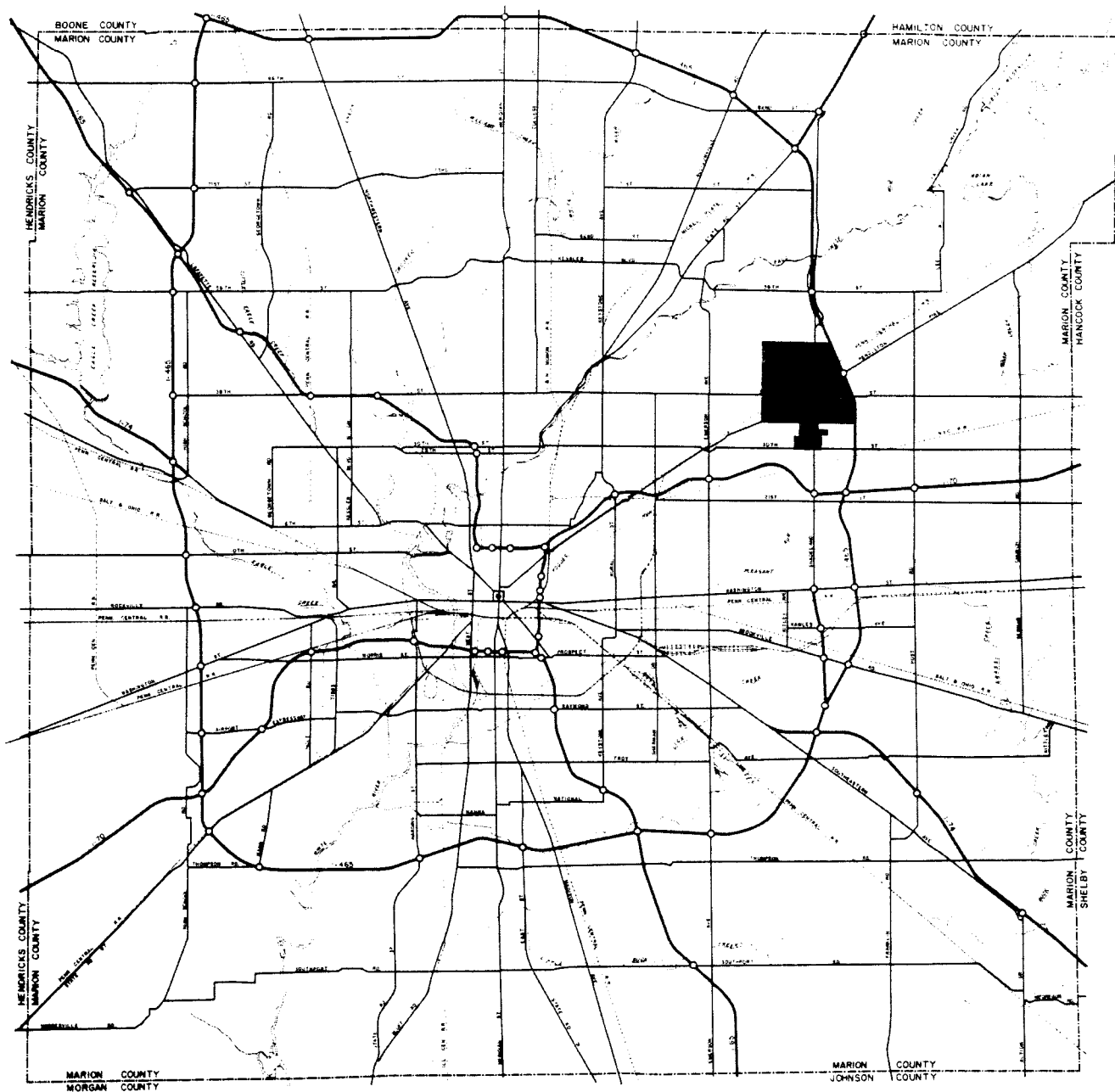
The staff of the Division of Planning, Department of Metropolitan Development and members of the 38th and Shadeland Planning Committee have worked together to prepare this 38th and Shadeland Area Plan. The following process was followed to develop the plan:

1. Preparation of data inventory.
2. Identification of existing conditions, assets and liabilities.
3. Establishment of goals.
4. Preparation of planning recommendations.
5. Review and updating of recommendations.
6. Final preparation of plan and review by agencies and groups involved.
7. Adoption by the Metropolitan Development Commission.

### Implementation

The implementation of recommendations in the plan will require the cooperation of many public agencies. However, the plan does not necessarily reflect the funding capabilities of the City of Indianapolis or other governmental or private agencies. Also, the plan does not necessarily reflect the capability of the City of Indianapolis or other governmental or private agencies to complete the given projects within the time frame indicated. The recommendations simply address the needs of the neighborhood from a planner's perspective as well as a citizen's perspective.

The recommendations in the neighborhood plan should serve as a reference for public agencies as preparation is made to budget capital improvements. It is hoped that private individuals and businesses will use this plan to evaluate and direct investment in the 38th and Shadeland area. The residents and merchants will be able to use the plan to measure and even channel proposed improvements in and into their area.



# **38th & SHADELAND AVENUE AREA PLAN** **MAP 1 / LOCATION MAP**

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## HISTORICAL SUMMARY OF THE 38TH AND SHADELAND AREA

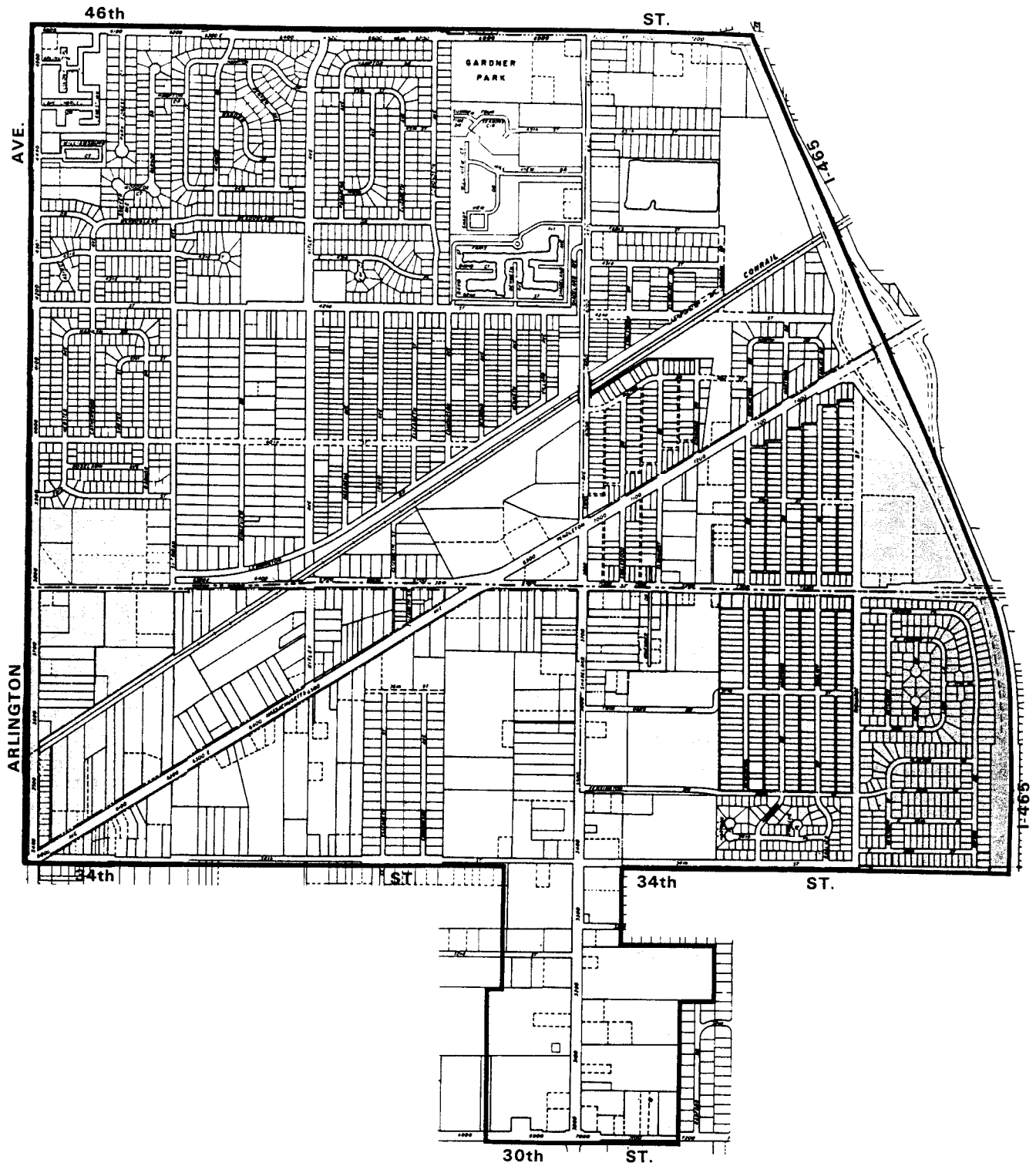
Approximately seven miles northeast of Monument Circle (see Map #1), the 38th and Shadeland Area draws its name from the two major commercial thoroughfares which intersect in the center of the area. The intersection of these two thoroughfares is the location where the commercial uses in the area are most intense.

The housing stock in the area dates from the 1950's to as far back as 1912 (see Map #3). Most homes along Massachusetts Avenue, 38th Street, and south of 42nd Street are dated pre-World War II. Most other housing dates post-World War II through the late 1950's.

Along Arlington Avenue south of the 3700 block was platted for development in 1912 and 1913. These single-family residences no longer exist. Homes located north of Massachusetts Avenue from the 6200 block to the 6800 block, known as Vernon Acres, were platted in 1926. The residences bounded by Kitley, 42nd, Lennington and Shadeland are known as Virginia Highlands and were platted in 1927. Residences bounded by Pendleton Pike, Richardt, 35th and Kercheval are known as Hiawatha Gardens and were platted in 1927.

Other single-family dwellings south of 46th Street and east of Arlington Avenue are known as either Glicks Sheridan Heights (1958), Hermans Maple Crest (1959) or Woodfox (1961). Residences north of 34th Street on Elizabeth and Edmondson are known as the Larry Stovel development (1954). The area bounded by Payton, 34th and Richardt is Glicks Franklin Road (1958).

The majority of commercial structures are less than 20 years old. One in three is between 20 and 30 years old. In fact, about 85% of all commercial structures are less than 30 years old. Therefore, one must conclude that the vast majority of commercial buildings are from post World War II.



**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 2 / AREA BOUNDARY**

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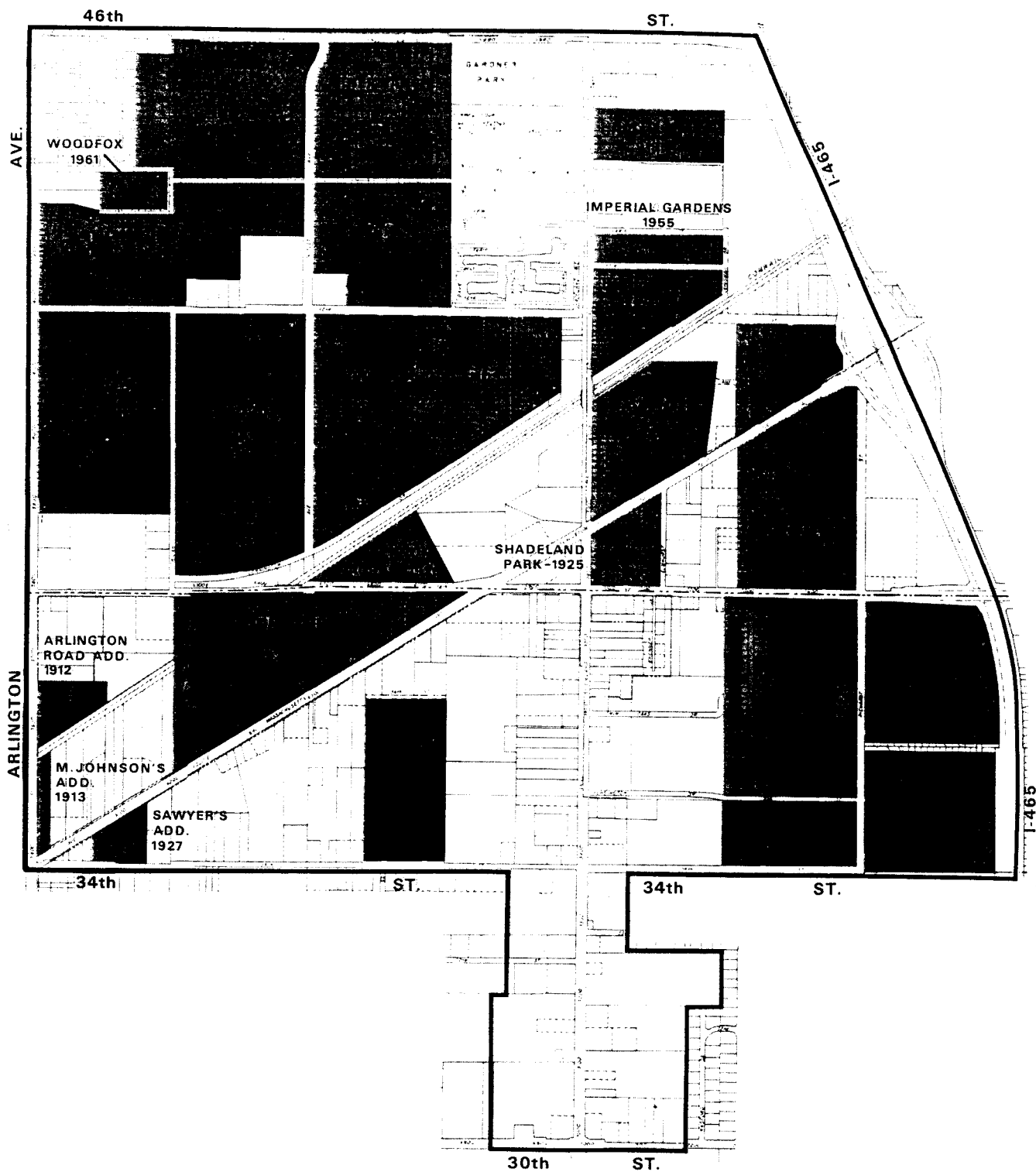
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## SIGNIFICANT FEATURES/FOCAL POINTS

While observing the 38th and Shadeland area, significant landmarks give the area a particular character. The following features act as focal points for the area.

1. Booth Tarkington School No. 92 - This elementary school is located at the northwest corner of 42nd Street and Kitley Avenue (see Map #14).
2. George H. Fisher School No. 93 - This elementary is located at the 7100 block of East 35th Street (see Map #14).
3. Target Shopping Center - This is the largest shopping center in the area, located at the northwest corner of Pendleton Pike and Shadeland Avenue.
4. Preston-Safeway Supermarket - This is the largest establishment in the shopping center located at the southwest corner of 46th Street and Shadeland Avenue.
5. Apartment complexes - Located at the 4400 block of Arlington Avenue, the 6800 block of 42nd Street and Twin Oaks Drive. Several apartment complexes are also located at the 4300 through 4450 block of Shadeland being 800 feet west of Shadeland. These apartments are all in good condition. Such multi-family dwellings provide a good buffer between single-family residential uses and commercial uses.
6. Gardner Park - This is a large public park located on the south side of 46th Street at the 6700 block east.
7. Jenn-Air Corporation - Located at 3035 North Shadeland, this industrial use is the largest industry in the 38th and Shadeland area. Being directly on Shadeland Avenue, it is the first significant feature one sees while entering the area from the south.





### 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 3 / PLAT HISTORY

PRE WWII-Before 1945
  POST WWII-1945 to Present



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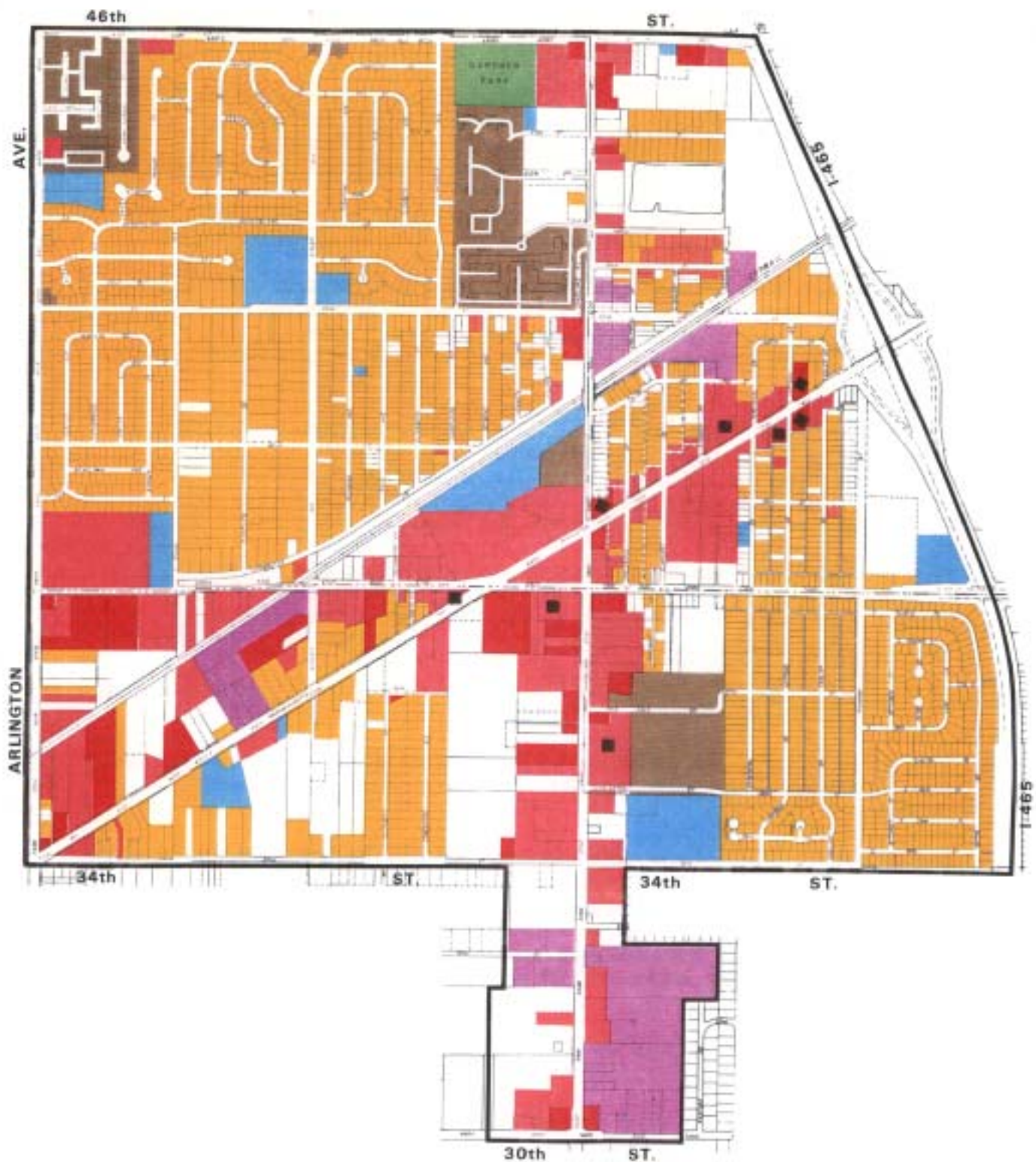
1. Existing Land Use: (see Map #4)

- Commercial development exists along three thoroughfares:
  - 1) Shadeland Avenue from the southern to northern boundary, being 30th Street to 46th Street;
  - 2) Massachusetts Avenue (becoming Pendleton Pike) from Arlington Avenue to I-465;
  - 3) 38th Street from the eastern to western boundary, being Arlington Avenue on the west to I-465 on the east.

38th Street and Shadeland Avenue is the location of a large commercial center known as "Target East Shopping Center".  
46th Street and Shadeland Avenue is the location for another large commercial center anchored by Preston-Safeway Supermarket.
- Public and semi-public facilities are scattered throughout the area. There are two elementary schools: 1) Booth Tarkington School No. 92 and 2) George H. Fisher School No. 93. Semi-public facilities also include numerous churches scattered throughout the area.
- Industrial uses in the area are classified as "light" because there are no "heavy" industries present in the area. The uses are found in two separate locations:
  - 1) Along Shadeland Avenue south of 34th Street from the 3000 to 3300 blocks and
  - 2) Along Conrail Railroad line from the rail intersection at 4100 Shadeland to I-465.
- The only City park in the area is Gardner Park, located on the northern boundary at the 6900 block of East 46th Street.
- Residential uses vary with the majority being single-family homes and a three multi-family complex dwellings. Most structures along the Massachusetts Avenue and Pendleton Pike corridor date from the 1910's to the 1930's. The area east of Sheridan Avenue and south of 42nd Street dates from the 1920's. Most other single-family dwellings date from post-World War II.

Multi-family dwellings are located in the following areas:

- 1) 4400 block of Arlington Avenue, Jamestown Apartments, 300 units;
- 2) 6800 block of 42nd Street, Willow Lake Garden Apartments, 110 units;
- 3) Twin Oaks Drive, Kingston Square Homes, 425 units;
- 4) 4500 block of Shadeland, Park of the Four Seasons Condominiums, 57 units;
- 5) 4400 block of Shadeland, Peppermill Village Apartments, 48 units;
- 6) 6800 Faris, Willow Lake Gardens Apartments, 174 units; and
- 7) 3900 Shadeland Drive, Tara East Apartments, 100 units.



**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 4 / 1986 EXISTING LAND USE**

<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>PUBLIC/SEMI-PUBLIC</b>
Low Density	Retail/Office	<b>VACANT BUILDINGS</b>
Medium Density	Auto Related	<b>VACANT LAND</b>
High Density	LIGHT INDUSTRIAL	
<b>PARKS</b>		

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- Parking, in the form of surface lots, exists around the commercial centers of the area. Concentration of commercial parking can be found at the Target East Shopping Center, along Shadeland Avenue south of Pendleton Pike and along Massachusetts Avenue (which becomes Pendleton Pike).
- Four vacant commercial buildings exist as of June, 1986 in the 7200 to 7400 blocks of Pendleton Pike, as well as several vacancies near the intersections of Massachusetts Avenue and 38th Street, Pendleton Pike and Shadeland Avenue, and Shadeland Avenue and 38th Street. Residential vacancies appear not to be of any numerical significance.

2. Building Conditions: (see Map #5)

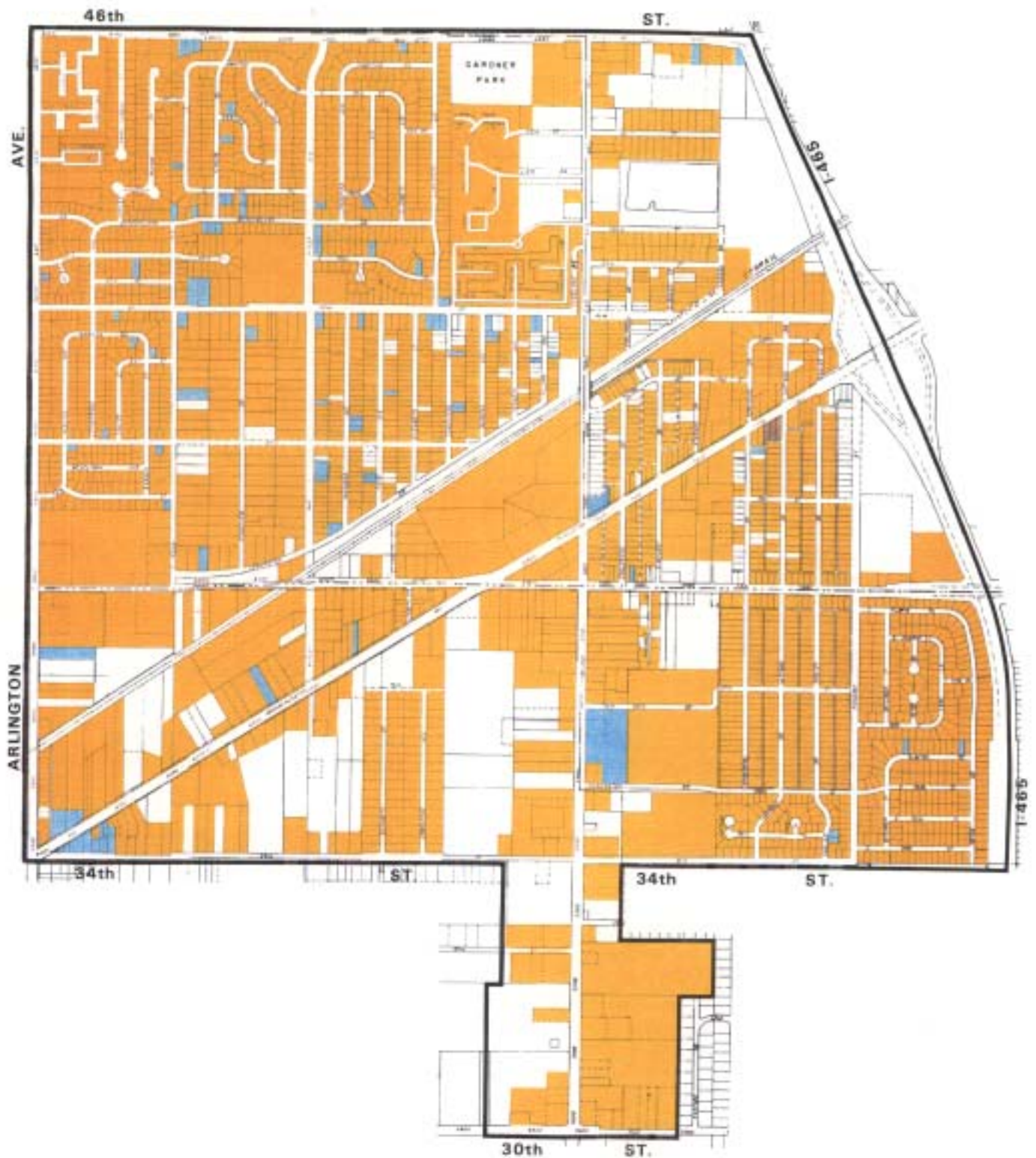
The majority of residential development is in sound condition. In fact, only about .92% of existing residential structures show minor deterioration (44 out of 4800 residential structures). That is, over 99% are in sound condition. The majority of commercial structures are also in sound condition. However, the 6000 block of Massachusetts Avenue contains commercial structures which show some deterioration.

3. Transportation: (See Map #6)

A. Streets

The network of streets provide good intra-neighborhood movement, as well as fairly good east-west and north-south accessibility.

- The eastern edge of the 38th Street and Shadeland Avenue area is bounded by the I-465 freeway.
- The east-west primary arterials include:
  - A. 30th Street
  - B. 38th Street
- C. Pendleton Pike
  - D. 46th Street.
- North-south primary arterials include:
  - A. Arlington Avenue
  - B. Shadeland Avenue.
- The only secondary arterial is northeast-southwest bound Massachusetts Avenue.
- The only collector east-west arterials are 42nd Street and 34th Street.
- All north-south arterials are either primary or freeway.
- 30th Street is commercial and industrial at the intersection with Shadeland on the southern border of the neighborhood. 34th Street is highly residential, except for the immediate



**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 5 / BUILDING CONDITIONS**

- Sound
- Minor Deterioration
- Substandard



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intersection of Shadeland Avenue. East of the 7100 block of 38th Street is residential; west of 7100 of 38th Street is highly commercial. 42nd Street is residential. 46th Street is residential, except the intersection with Shadeland Avenue which is commercial.

B. Sidewalks and Curbs (see Map #13)

Sidewalks existing in the area are in generally fair condition. Sidewalks existing north of 42nd Street are quite poor in places. There are many locations in the area, however, which are not served by sidewalks. Shadeland Avenue, Massachusetts Avenue and Pendleton Pike are completely void of sidewalks. 38th Street west of Shadeland Avenue is also void of sidewalks. In fact, only about one third of the neighborhood is served with sidewalks.

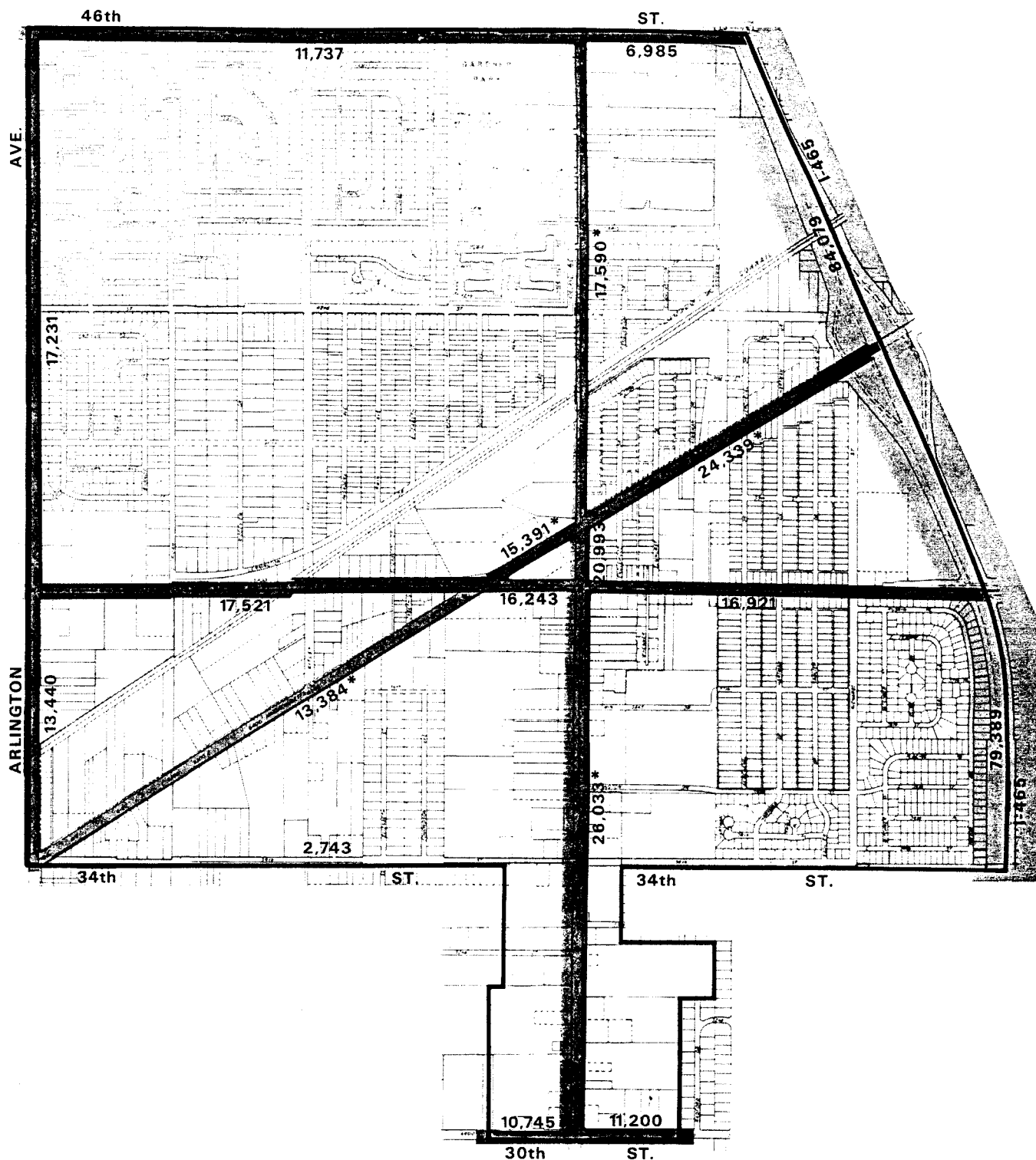
C. Parking

Parking, to a large degree, exists as surface lots surrounding major commercial facilities, apartment complexes and public uses. On-street parking is generally nonexistent in commercial areas. However, on-street parking is common in many residential areas. Off-street parking is usually available for virtually all commercial uses.

4. Streetscape

In addition to land use, building conditions and traffic/infrastructure conditions, the overall visual/aesthetic quality of the area is important. Those who work, live in, or travel through the area form an opinion by what they see and hear. The quality of the 38th and Shadeland area is as much perceptual as it is quantifiable.

- Attractive views of residential areas exist in most residential areas. Inoperable vehicles is the only serious problem confronting aesthetic views of these residential areas.
- Commercial corridors 38th Street, Shadeland Avenue and Pendleton Pike represent a visual confusion with respect to signage, uses and automobiles.
- Abandoned signs, vacant buildings and unlandscaped and deteriorated parking lots add to the visually unpleasant commercial corridors.
- Visual clutter is increased by numerous vacant lands scattered along Massachusetts Avenue, Shadeland Avenue and 38th Street.



### 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 6 / THOROUGHFARE PLAN / TRAFFIC COUNTS

- |  |         |  |           |
|--|---------|--|-----------|
|  | Freeway |  | Secondary |
|  | Primary |  | Collector |
- \* 1983 Totals



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5. Zoning: (see Map 14)

In assessing the current conditions of the area, the application of zoning districts have an important impact. Many times land use conflicts or disinvestment in homes or businesses are the result of improper zoning. The following is a brief overview of the current zoning districts in the 38th Street and Shadeland Avenue area.

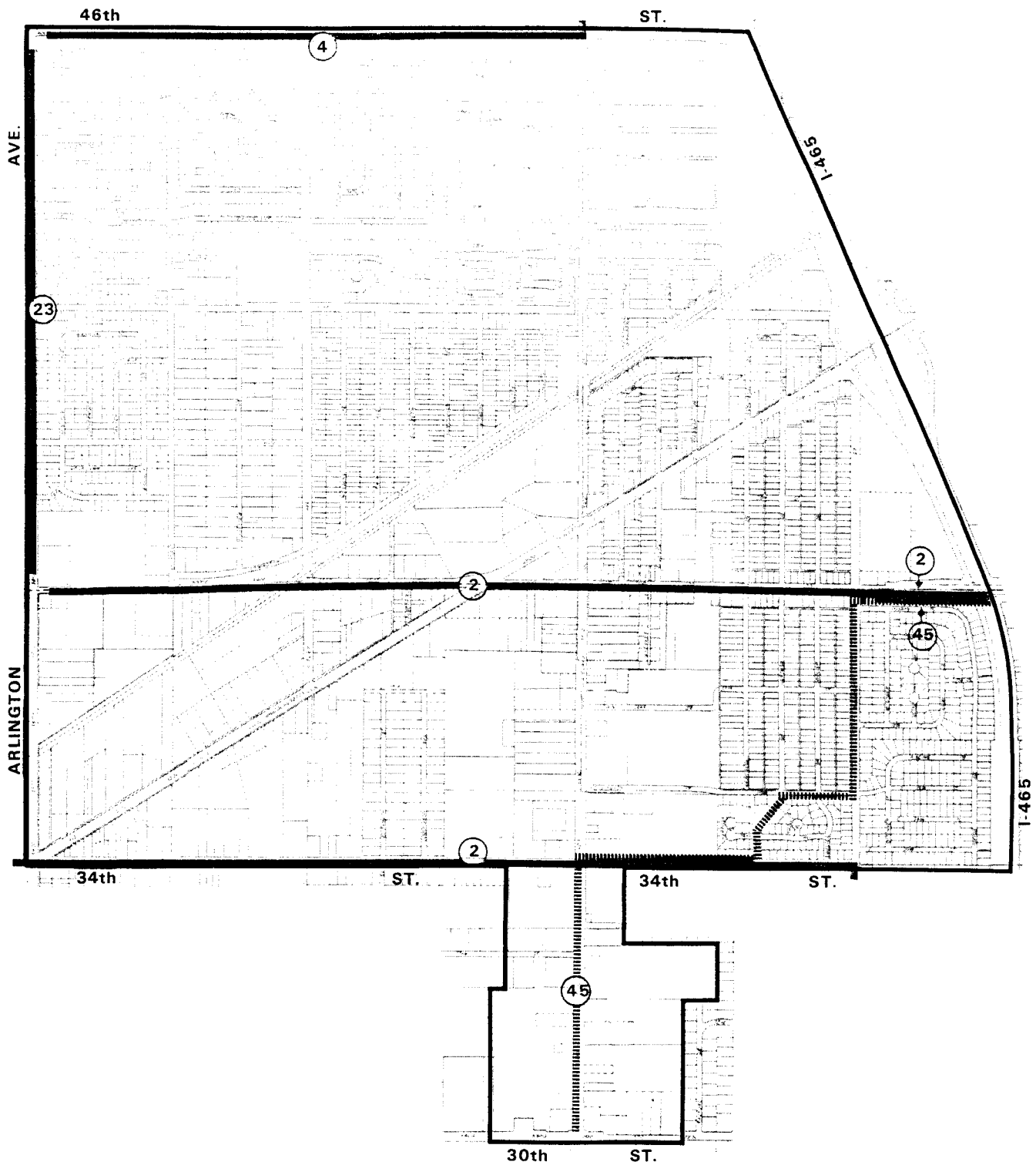
Currently there are 23 different zoning classifications within the area. They are:

1. Dwelling Districts:
  - D3 - Medium-High Density Single-Family Areas
  - D4 - Medium-High Density Single-Family Areas
  - D5 - Urban Developed Areas of Medium-High Density
  - D6 - Low Density, Multi-Family Areas
  - D6II - A Transition between High and Low Density
  - D7 - Medium Density Multi-Family Areas
2. Commercial Districts:
  - C2 - High Intensity Office-Apartment District
  - C3 - Neighborhood Commercial District
  - C4 - Community-Regional Commercial District
  - C5 - General Commercial District
  - C6 - Thoroughfare Service District
  - C7 - High Intensity Commercial District
  - CID - Commercial Industrial District
  - CS - Special Commercial District
3. Special Use Districts:
  - SU1 - Churches
  - SU2 - Schools
  - SU18 - Light and Power Substations
4. Industrial Districts:
  - I2U - Light Industrial Urban District
  - I2S - Light Industrial Suburban District
  - I3S - Medium Industrial Suburban District
5. Park Districts:
  - PK1 - Park District One
6. Other Districts:
  - A1 District
  - A2 District

The permitted use list is in Appendix F.

High density residential districts are concentrated in three areas. The D7 Districts exist behind commercial areas on Shadeland Avenue at the 3500 and 4200 blocks. The other D7 area exists in the northwest corner of the area off of 46th Street at the 6000 block.





# 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 7 / METRO BUS ROUTES

- Regular Service
- - - - - Express Route
- ② Route Number
- ② Transfer Location



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Commercial districts are largely concentrated on Shadeland Avenue, Pendleton Pike and 38th Street. Smaller areas of commercial development are concentrated along 30th Street and Arlington Avenue south of the 38th Street area.

Special Use districts are found in three forms:

1. The Power and Light Substation located southwest of the Conrail intersection with Shadeland Avenue. This is behind the Target center.
2. Booth Tarkington School No. 92 at the corner of Kitley Avenue and 42nd Street. George H. Fisher School No. 93 at the 7100 block of 35th Street.
3. There are five major churches in the neighborhood: 1) Greater Galilee Baptist, 2) Calvary Wesleyan, 3) Faith Missionary Baptist, 4) Faithway Baptist, and 5) East Thirty-Eighth Street Christian (East Thirty-Eighth Street Christian Church has left the area).

Industrial districts are concentrated in two areas--light industrial south of 33rd Street on Shadeland and light industrial districts northeast of Shadeland Avenue and the Conrail tracks.

The park district is Gardner Park, zoned PK1. It is located on 46th Street between the intersections of Edmondson Avenue and Shadeland Avenue.

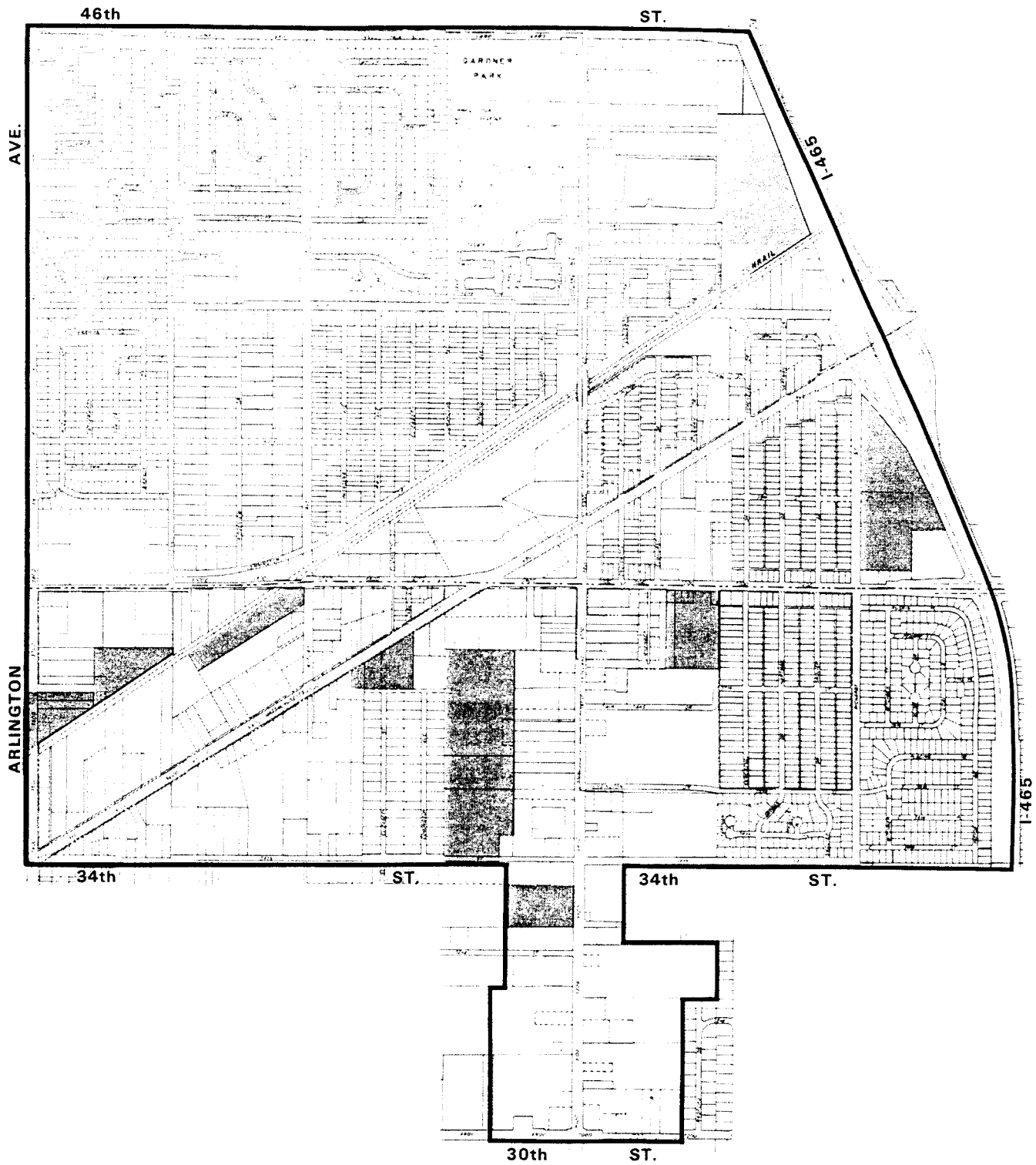
Current zoning classifications have caused some problems in the area. Conflicts between land use and its zoning are noted in three categories:

1. Special uses zoned as agricultural,
2. Commercial uses zoned as single-family residential, and
3. Concentrations of use variances from the current zoning industrial areas.

The only major deviation of the first problem is School No. 93 located in an A2 district which should be an SU2 district. A few problems occur along Shadeland Avenue and Massachusetts Avenue (becoming Pendleton Pike). Another problem stems from the tremendous amount of variances from the proper zoning. These variances occur in heavy concentration along Shadeland Avenue south of Pendleton Pike, along 38th Street west of Shadeland Avenue and along Massachusetts Avenue becoming Pendleton Pike.

6. Police Protection/Crime: (see Map #9)

Police patrols, originating from the police roll call sites located in the Lawrence City Hall at 4455 McCoy Street, Indianapolis Police Department at 10th Street and Post Road, and the Marion County Sheriff's Department also at



**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 8 / OPEN SPACE (Parcels greater than five (5) acres)**

 **OPEN SPACE**  
 (Infill development site)



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10th and Post. The population of the 38th and Shadeland area is 1.32% of Marion County. The neighborhood's incidence of crime stands at a proportional 1.11% of the County.

The following charts show the number of crimes reported in the 38th and Shadeland area and Marion County for 1980 and 1984.

#### 38TH AND SHADELAND CRIME STATISTICS

<u>Crime</u>	<u>1980</u>	<u>% of Marion Co.</u>	<u>1984</u>	<u>% of Marion Co.</u>	<u>% of Change 1980 - 1984</u>
All Crime	534	1.2	409	1.1	- 23.4%
Burglary	123	1.2	99	1.0	- 19.5%
Stolen Vehicles	73	1.9	69	2.5	- 5.4%
Robbery	27	1.3	22	1.2	- 18.5%
Vehicle Related					
Larcenies	205	2.2	150	2.1	- 26.8%
Vandalism	98	1.3	59	1.2	- 39.7%
Rapes	5	1.2	5	1.3	0%
Purse Grabs	3	1.0	5	1.3	+ 40.0%

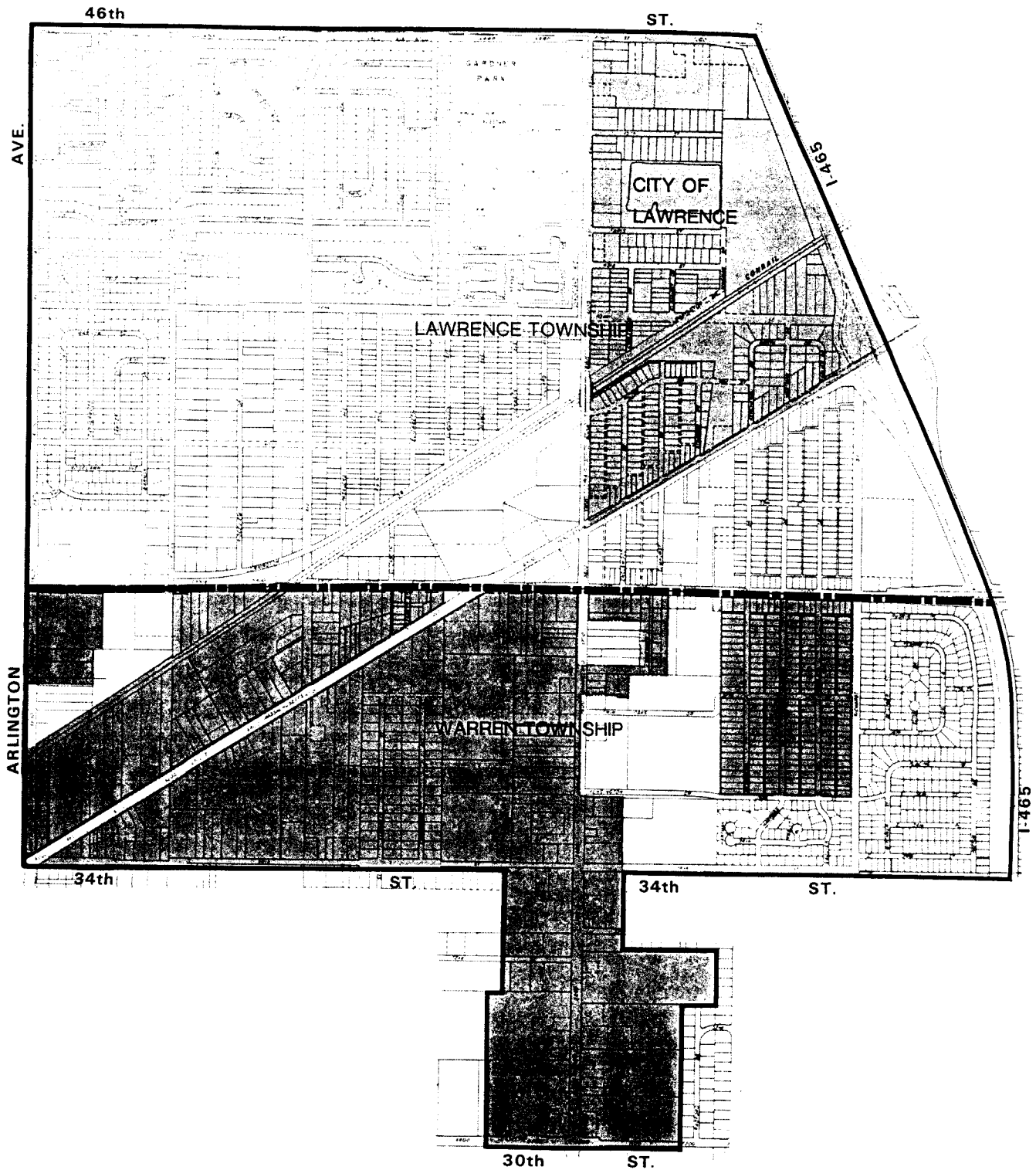
#### MARION COUNTY CRIME STATISTICS

<u>Crime</u>	<u>1980</u>	<u>1984</u>	<u>% Change</u>
All Crime	44,007	36,720	- 16.6%
Burglary	10,097	9,312	- 7.2%
Stolen Vehicles	3,743	2,735	- 28.1%
Robbery	2,051	1,722	- 16.1%
Vehicle Related Larcenies	9,232	7,111	- 23.0%
Vandalism	6,717	4,633	- 31.1%
Rapes	396	374	- 5.6%
Purse Grab	277	120	- 56.7%

(The above charts represent crimes reported to I.P.D. for which formal reports are taken by an officer at the scene. The categories listed are the "seven major crime" identified by the FBI, and are reported nationally.)

Points regarding the above figures:

- A) The decrease in crime experienced in the 38th/Shadeland Area follows the same decreasing crime trend experienced county-wide.



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- B) Rape and purse grab are the only categories which increased or remained the same in number. These figures cannot be regarded as alarming, because of the low number of incidents.
- C) Of the eight statistical categories, only three registered an increase as a percentage of the Marion County total. These three categories are: purse grab, rape and stolen vehicle. Of these, stolen vehicles registered the greatest change. The increase of that category was only .6% and was not considered significant enough to warrant serious attention.

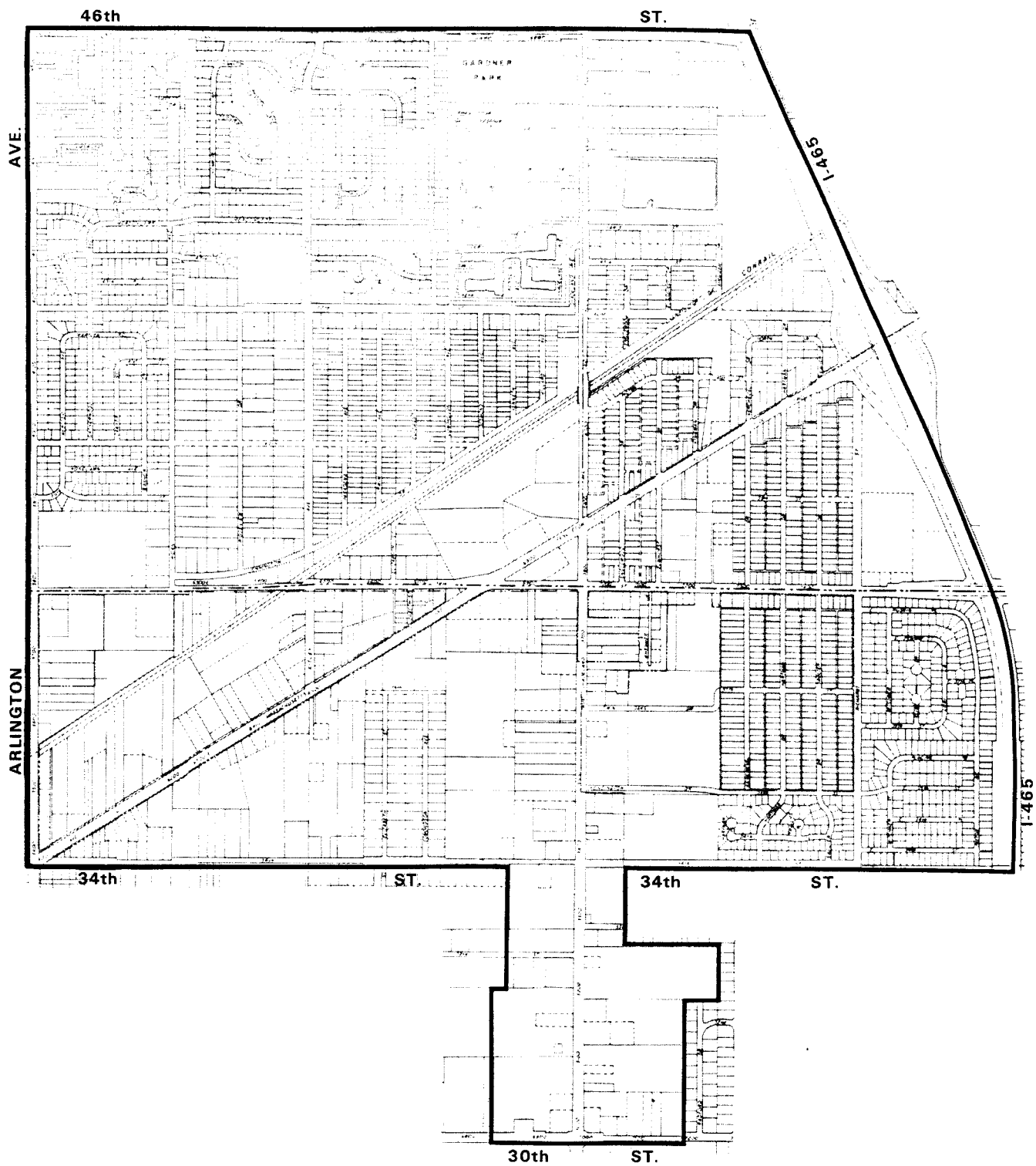
As shown in the charts above the crime rate in Marion County has decreased; all crimes reported have decreased 16.6% from 1980. Similar to the decrease of crime in Marion County, is the decrease experienced in the 38th and Shadeland area. This area registered an impressive 23.4% decrease in all crime reported compared to 1980. This 23.4% decrease represents a decrease of 125 actual crimes.

#### 7. Population:

##### 38th and Shadeland Subarea 1980 Census Data

<u>Population</u>	-- 10,066
White	-- 6,769
Black	-- 3,087
<u>Age</u>	
0 to 5 years	-- 905
6 to 18 years	-- 2,323
19 to 44 years	-- 4,393
45 to 65 years	-- 1,808
65 and over	-- 540
<u>Housing</u>	
Total Units	-- 3,955
Owner Occupied	-- 2,084
Renter Occupied	-- 1,642
Vacant	-- 229
Persons Per Unit*	-- 2.85
Persons in Family	
Households	-- 6,904
Rooms Per Unit*	-- 5.2
Average Value Occupied	
Units*	-- \$32,893. (Non-condo)
Average Rent	
Occupied Units*	-- \$216.

\*Average of individual block averages



# **38TH STREET & SHADELAND AVENUE AREA PLAN**

**MAP 10 / CRIME WATCH AREAS 1985**



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8. Fire/Rescue: (see Map #9)

Although the 38th and Shadeland area has no fire station within its boundaries, it is served by five stations - each being close in proximity. These stations include: Indianapolis Fire Department Station Number 24 at 5460 38th Street; Station Number 34 at 3262 Franklin Road; and Warren Township Fire Department Station Number 4 which is located at 7403 East 30th Street. The northeast corner of the area, being in the City of Lawrence, is under the jurisdiction for Lawrence Volunteer Fire Department Station Number 1 at 4450 McCoy Street and Lawrence Fire Department Station Number 2 at 4751 Richardt.

8. Report on Adult Entertainment in the 38th and Shadeland Area

The following is a synopsis of the Marion County Adult Entertainment Business Zoning Ordinance adopted by the Metropolitan Development Commission on July 9, 1984.

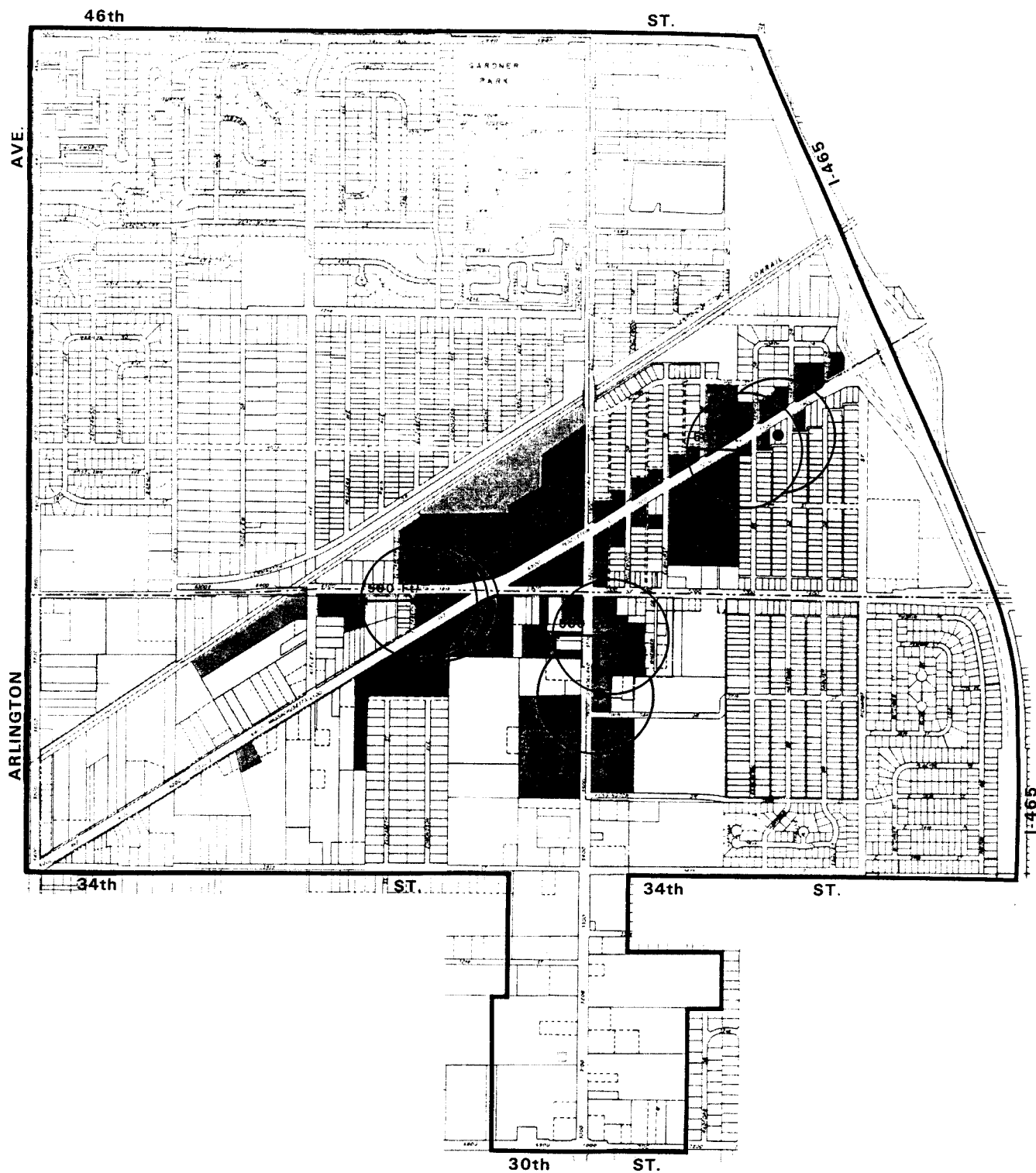
The establishment, enlargement, reconstruction, resumption or structural alteration of any adult entertainment business shall be prohibited if such business is within 500 feet of two other such businesses or within 500 feet of any existing church zoning district, school zoning district, park zoning district, agricultural zoning district, historic preservation zoning district or residential zoning district within Marion County.

Provided further, that no adult entertainment business shall be established, enlarged, reconstructed, resumed or structurally altered unless the site or proposed site is located in a C-4 (Community - Regional Commercial) zoning district, C-5 (General Commercial) zoning district, C-6 (Thoroughfare Service) zoning district, C-7 (High Intensity Commercial) zoning district or C-ID (Commercial - Industrial) zoning district.

Provided further, that no adult entertainment business shall be established, enlarged, reconstructed, resumed or structurally altered in a C-4 (Community - Regional Commercial) zoning district unless the site or proposed site is located within an integrated center.

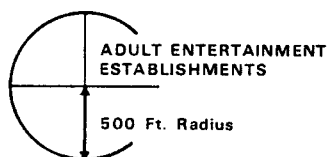
There are currently six operating adult entertainment businesses in the 38th and Shadeland area. All six





# **38TH STREET & SHADELAND AVENUE AREA PLAN** **MAP 11 / 1985 ADULT ENTERTAINMENT FACILITIES**

- ZONING DISTRICTS**
- Commercial
  - Residential
  - Industrial
  - Special Use



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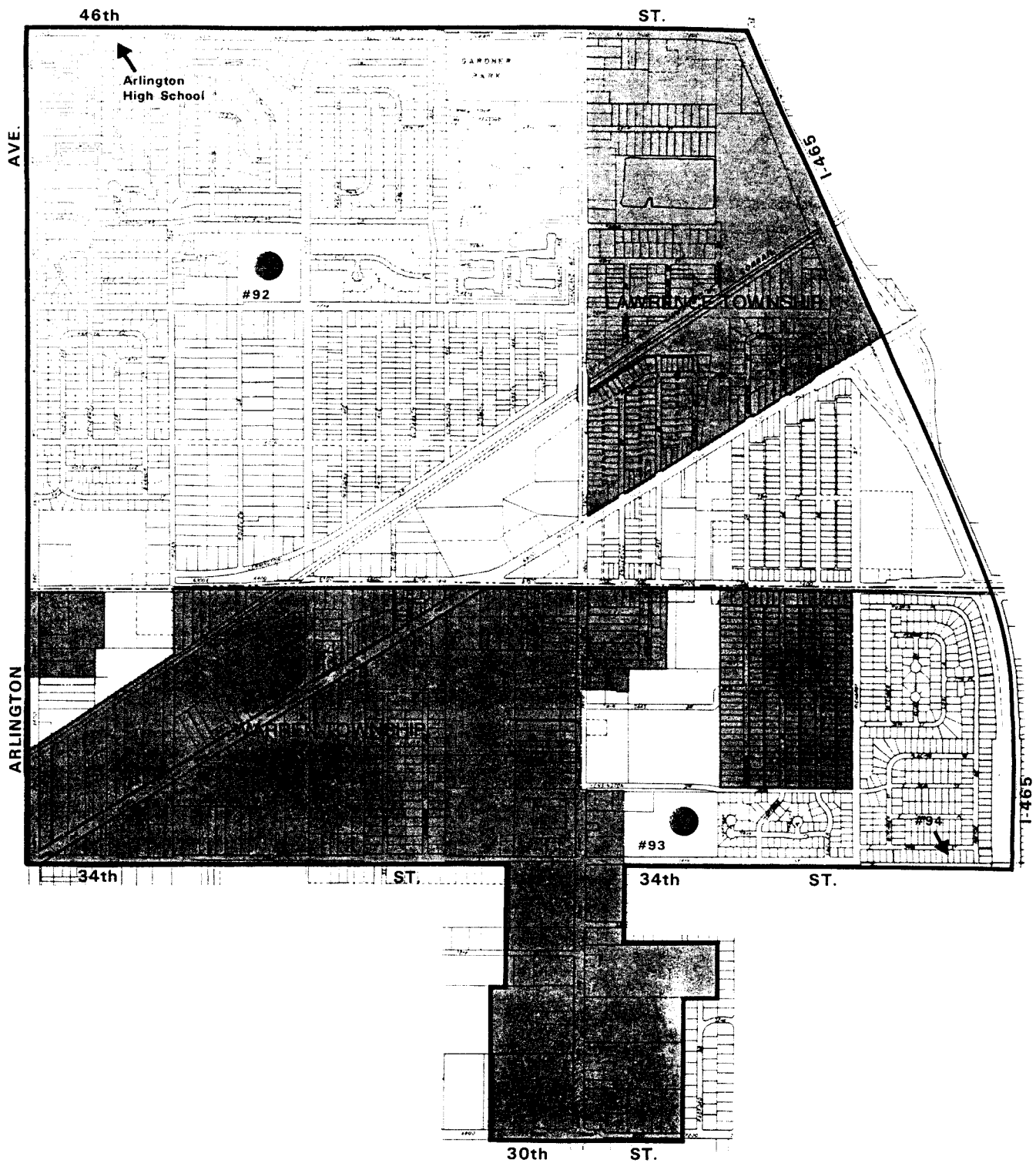
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are located within 500 feet of a residential zoning district. Therefore, as one closes and is replaced with an "other than adult" use, the establishment of a new adult use in that location would violate the ordinance and would be illegal.

The vacant structure at 7339 Pendleton Pike which was the Harem House could not legally resume business as an adult entertainment business. The reason being that the Harem House is located in a D-5 district and cannot legally resume an adult business unless located in a C-4, C-5, C-6, C-7 or C-ID district.

In fact, the only location in which a new adult entertainment business could locate legally, where an adult entertainment business is not already operating, is the Target Center. There is no other location legally available in the 38th and Shadeland area.



### 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 12 / SCHOOL DISTRICTS / IPS SCHOOLS

	Outside IPS District	<b>ELEMENTARY SCHOOLS</b>	<b>JUNIOR HIGH SCHOOLS</b>
	Elementary Schools	 School #92	School #94
	Elementary School Boundary	 School #93	<b>HIGH SCHOOL</b>
			Arlington High School



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## ASSETS AND LIABILITIES

### I. COMMERCIAL

#### Assets

1. Conveniently located on major thoroughfares, good access to freeway (see Map 6).
2. High volume of traffic providing visibility.
3. Wide variety of goods and services available.
4. Several shopping plazas located in and near area.
5. Large and expanding upper middle income service area.
6. Large undeveloped parcels of vacant property (see Map #8).
7. Several vacant commercial buildings which could be redeveloped.
8. The current zoning and the comprehensive plan reflect adequate amounts of available commercial property (see Maps 14 and 16).
9. Active community improvement association.

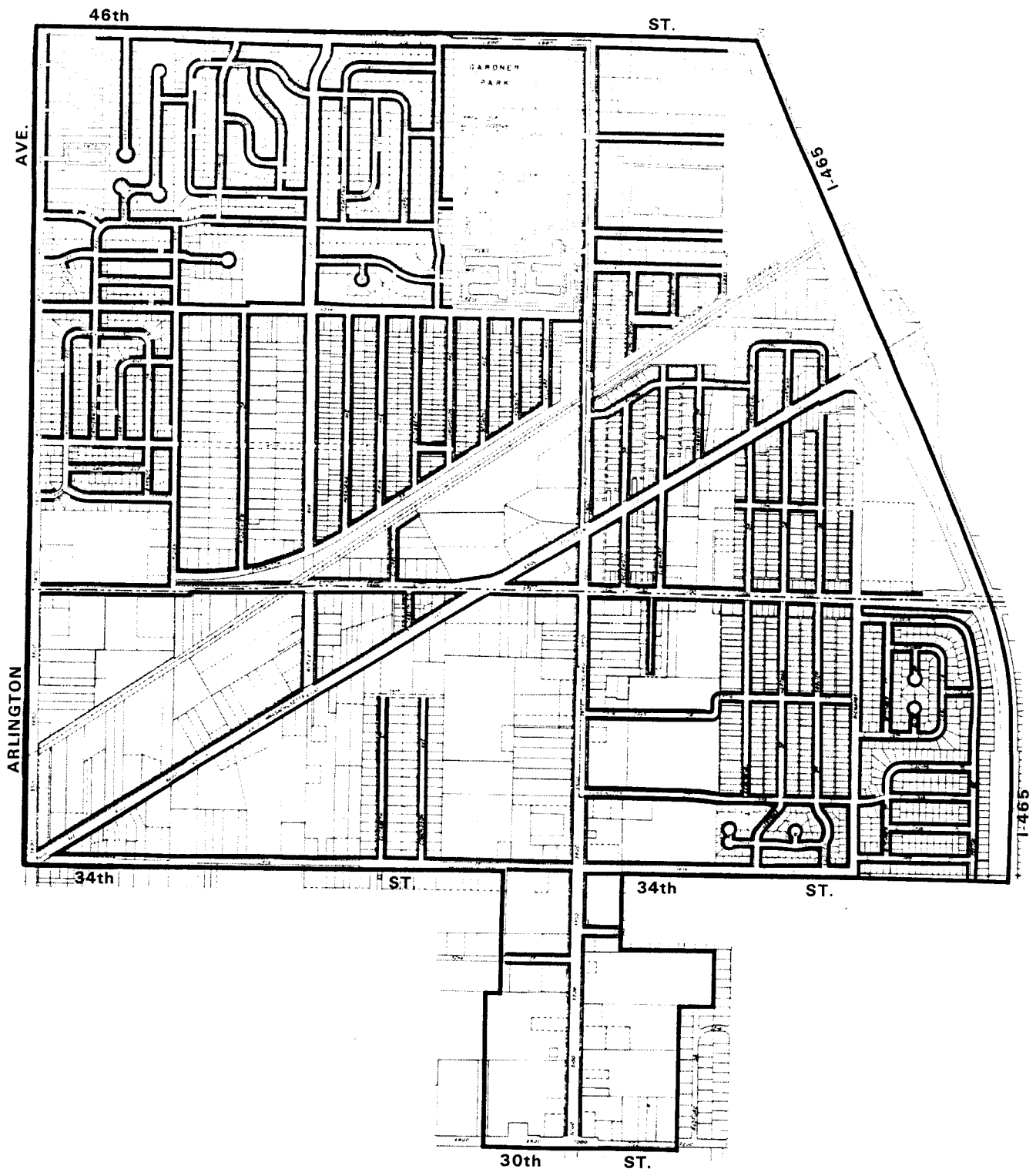
#### Liabilities

1. Buildings in need of maintenance/renovation.
2. Large number of vacant structures.
3. Overall visual image poor.
  - A. Vacant buildings create a blighted appearance.
  - B. Lack of trees and landscaping.
  - C. Sign clutter.
4. Lack of cohesive building design (i.e., setback, parking design, facade design, signage).
5. Adult entertainment facilities represent an undesirable element to business, shoppers and surrounding residential areas (see Map 11).
6. Medians along 38th Street and Shadeland Avenue are an eyesore when not maintained and restrict traffic flow.
7. Area suffers from a "perception" problem.
  - A. "Porno" capital.
  - B. High crime rate.
  - C. Low income residents.

### II. Residential

#### Assets

1. Involved, community-active residents.
2. Sound housing stock (see Map 5).
3. Various types of housing available (see Map 4).
  - a. Single
  - b. Duplex
  - c. Apartments
4. Apartment population stable (low vacancy rates).
5. Available rental units for low/moderate income



**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 13 / EXISTING SIDEWALK CONDITIONS**

 Existing Sidewalks	 Existing Sidewalks in Poor Condition	 Non-Existing Sidewalks
--	--	--



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- persons.
6. Commercial goods and services located nearby.
  7. Very little commercial intrusion into residential areas.
  8. Two elementary schools conveniently located in area (see Map 12).
  9. Decreasing crime rate/Crime Watch block clubs formed (see Map 10).

#### Liabilities

1. Poor home maintenance in some areas (see Map 5).
2. Some surrounding commercial structures are vacant and/or in need of maintenance.
3. Drainage problems in area, specifically the 3900-4000 blocks of Kitley and Elizabeth.
4. Lack of local neighborhood and subneighborhood park facilities.

### III. TRANSPORTATION

#### Assets

1. Area serviced by major thoroughfares and freeways (see Map 6).
2. Area serviced by Public Transit (Central, Ft. Harrison, and Devington Route) (see Map 7).
3. Good vehicular parking and accessibility to commercial and industrial areas.
4. Rail service available.
5. Street conditions are overall sound.
6. Sidewalk conditions are sound overall where they exist (see Map 13).

#### Liabilities

1. High accident rates at several intersections within area (i.e., Shadeland at 46th and Pendleton Pike at I-465.)
2. Some sidewalks in northern half of neighborhood are damaged, in need of spot repairs (see Map 13).
3. Most commercial areas lack proper pedestrian access.
4. Lack of designated bike routes through area.

### IV. PUBLIC SAFETY

#### Assets

1. Area served by three fire stations:
  1. Station #24, 5460 East 38th, City of Indianapolis
  2. Station # 1, 4450 McCoy, City of Lawrence



3. Station # 4, 7460 East 30th, Warren Township.
2. Crime in the area is decreasing. (See crime statistics in Existing Conditions).
3. Crime Watch block groups have been formed and have contributed to the deterrence of crime in the area.

#### Liabilities

1. Confusion over police and fire districts hinders response time (see Map 9).

### V. PUBLIC INSTITUTIONAL

#### Assets

1. Area is served by two (2) IPS elementary schools, School #92 and #93 (see Map 12).
2. Area is served by two (2) day care facilities (Kindercare learning centers, Rainbow House Kindergarten and Day Nursery).
3. Area is served by four (4) churches (Faithway Baptist Church, Calvary Wesleyan Church, Faith Missionary Baptist Church and Greater Galilee Baptist Church)
4. License Branch
5. Gardner Park.

#### Liabilities

1. Lack of a local public library.
2. Lack of outdoor park facilities (e.g., swimming pool, playground equipment, ball diamonds, basketball courts).

### VI. APPEARANCE

#### Assets

1. Most commercial structures are commercially designed (not residential conversions).
3. Infrastructure is not in a deteriorated state.

#### Liabilities

1. Vacant and deteriorating structures.
2. "Sign clutter" - oversized, too many, and ill placed.
3. Abandoned signs and sign apparatus.
4. Overhead wires and poles detract from streetscape.
5. Lack of landscaping.
6. Lack of proper building maintenance (see Map 5).
7. Lack of extensive code enforcement program.





## GOALS AND OBJECTIVES

### I. COMMERCIAL

#### Goal:

To promote economic growth of the area through a cooperative public/private sector relationship. A relationship which would provide economic incentives for business, as well as establish guidelines for maintenance and future improvements.

#### Objectives:

- Larger support and an even more active Community Improvement Association.
- Encourage new commercial tenants to fill vacant commercial space.
- Develop a local campaign to market the area in order to improve "perception problem."
- Rehabilitate existing sound structures.
- Removal or renovation of existing vacant structures.
- Maintain or redevelop median strips.
- Provide pedestrian safety and accessibility to commercial areas via curbs and sidewalks.
- Strongly oppose the continued operation or location of adult entertainment facilities in the area.
- To develop various signage and design standards to assist area in upgrading the visual image of the commercial area.
- Redevelop the streetscape with an emphasis on pedestrian/vehicular design.
- Enhance commercial viability.
- Promote Code Enforcement activities throughout the area.

### II. TRANSPORTATION

#### Goal 1:

To provide a functional street system which promotes safety and minimizes traffic congestion (see Map 20).

#### Goal 2:

To provide a safe functional pedestrian access to major commercial areas (see Map 20).

#### Objectives:

- Work to eliminate unnecessary access points (curb

- cuts) along Pendleton Pike and Shadeland Avenue to allow for freer traffic flow and improved vehicular/pedestrian movement.
- Strongly support and lobby for the proposed Shadeland Avenue improvements (widening of Shadeland Avenue over Conrail from Pendleton Pike to 46th Street - see Map 20).
  - Support pedestrian access across Conrail (preferably with the proposed Shadeland Avenue improvements.)

### III. RESIDENTIAL

#### Goal:

To provide for and maintain an adequate amount of safe housing in properly designed residential areas (see Map 17).

#### Objectives:

- To work with local merchants to ensure that adjoining residential areas are properly screened and buffered from industrial and commercial uses.
- To strongly oppose any commercial rezoning within a clearly defined residential area.
- Encourage and monitor possible multi-family development within the area.
- Promote Code Enforcement activities throughout the area.
- Encourage residential home maintenance, reinforcing a sense of pride in the neighborhood.

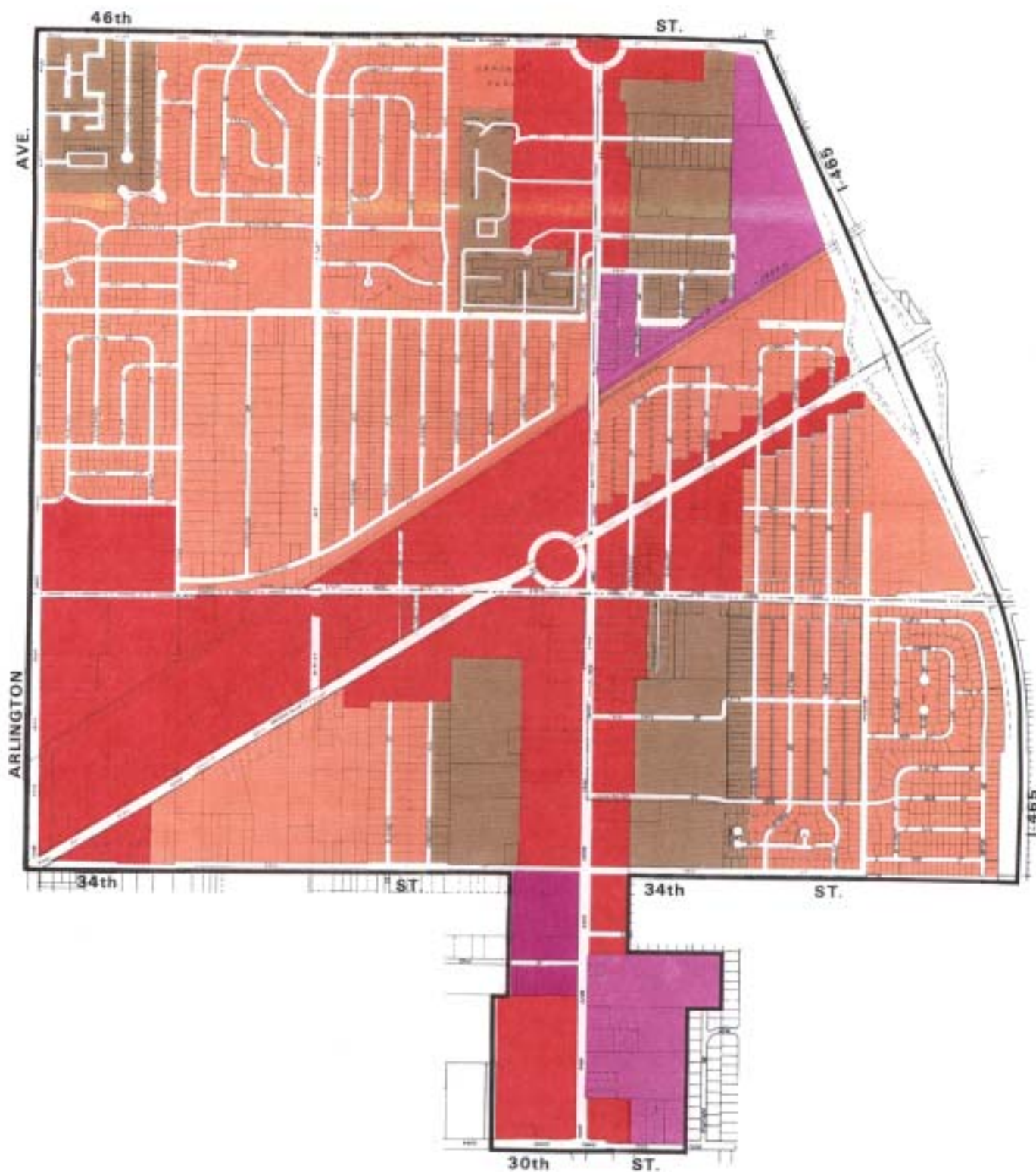
### IV. PUBLIC SAFETY

#### Goal:

To continue to provide a physically and perceptually safe and secure environment for both residents and merchants.

#### Objectives:

- Encourage the development of the county-wide emergency response network.
- Encourage the development of both residential and commercial Crime Watch groups.
- Encourage property owners and businessmen to take advantage of the security analysis program offered by the Police Department.
- Promote youth developmental/recreational activities as a means to impact delinquency problem.



**38 TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 16 / COMPREHENSIVE PLAN**

<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>
Low Density	Cluster	Light
Medium Density	Commercial Center	General



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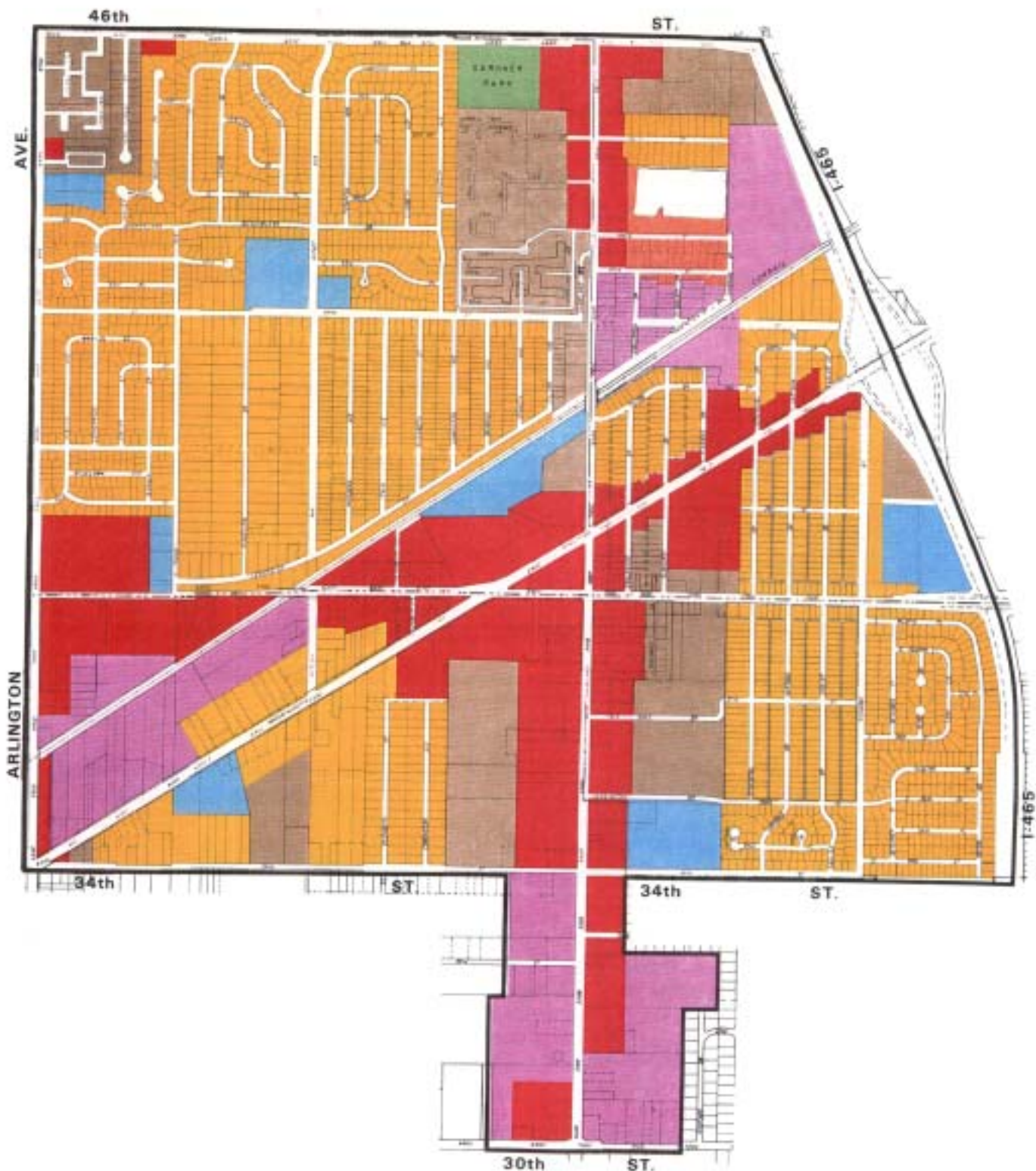


LAND USE PLAN  
(See Map #17)

The land use plan for the 38th and Shadeland Area is designed as a detailed update of the Comprehensive Plan for Marion County as it addresses this area. The land use plan updates the Comprehensive Plan and recommends some variations from it which address specific concerns of the area.

The following objectives are addressed by the plan:

1. Enhancement and unification of commercial uses along 38th Street west of Shadeland, along Shadeland Avenue and along Pendleton Pike.
2. Long-term removal of residences being north of the Conrail line, east of Shadeland Avenue and south of 43rd Street in favor of light industrial uses. This would solidify a fairly stable mix of industrial uses which are currently scattered around a variety of vacant lots and low-density residences. Access to this area is not applicable for commercial ventures and there is currently little or no buffer between the industrial and residential uses. Therefore, long-term use of this area is proposed light industrial.
3. Development of vacant land south of 34th Street into light industrial uses. This would assimilate these vacant lands with the Comprehensive Plan, as well as with present uses in the area.
4. Development of industrial uses along the Conrail line from Arlington Avenue to 38th Street. These industrial uses should extend southward to Massachusetts Avenue, except the 6300 through 6500 blocks of Massachusetts, which are for single-family residential uses. This will allow for more uses to become applicable in this area which, to a great extent, stands vacant.
5. Development of vacant land south of Massachusetts Avenue to 34th Street is proposed residential. This would comply with the Comprehensive Plan and complete already existing uses being residential. High-density residential is proposed between commercial uses along Shadeland Avenue and single-family uses currently in existence. This high-density would act as a buffer between the two conflicting uses.
6. Development of vacant land north and south of 38th Street at the 7200 block is proposed high-density residential. This would complete the buffer between commercial along Shadeland Avenue to the west and single-family residential to the east.
7. Development off of Richardt Street near I-465 is proposed



### 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 17 / LAND USE PLAN

<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> RESIDENTIAL Low Density	<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> COMMERCIAL	<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> SPECIAL USE
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> Medium Density	<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span> LIGHT INDUSTRY	<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span> PARK
<span style="display:inline-block; width:15px; height:10px; background-color:brown; border:1px solid black;"></span> High Density		



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for residential use. Along the east side of Richardt Street is proposed single-family to coincide with the west side of the street. Between these single-family homes and I-465 is proposed multi-family residential to act as a buffer between the interstate and the low-density residences.

8. Development of vacant land north of 43rd Street and south of 45th Street along I-465 is proposed low density industrial. This proposed light industrial development would act as a buffer between the high volume of traffic on I-465 to the east and the low-density/medium density-residential development on the west. One should note that the Comprehensive Plan also calls for light industrial use in this area, as does current zoning.
9. Development south of 46th Street at the 7200 block is proposed high-density residential. This higher density residential would act as a buffer between heavy commercial along Shadeland Avenue and 46th Street and the single-family residential along 45th Street.
10. Report on proposed increase in multi-family residential development:

There are approximately 96 existing acres of development D-7, multi-family residential land in the 38th and Shadeland area. This allows for a maximum of 1440 units on developed D-7 zoned land. There are currently 1025 multi-family units in D-7 zoned areas. The proposed Land Use and Zoning Plans call for an addition of approximately 90 acres, yielding a maximum of 1350 new rental units. The majority of this land is currently standing vacant.

**Specific Increases:**

Land north of 34th Street at the 6400 block contains 14 acres which could potentially stock 210 units. Land north of 34th Street at the 6800 block contains 32 acres which could potentially stock 480 units. Land at the 7100 and 7200 blocks of East 38th Street contains 24 acres which could potentially stock 360 units. Land south of 46th Street at the 7200 block contains 17 acres which could potentially stock 255 units.





ZONING PLAN  
(See Map #18)

After reviewing current zoning and land use problems in the area, the development objectives and land use plan were used to develop a zoning plan for the 38th and Shadeland area. The plan blends development objectives, land use plan and zoning into three interrelated segments of the overall area plan scheme. The following are general recommendations for zoning changes, based upon proposed land use and development and upon the desire to eliminate present conflicts. The following text details the zoning plan. Proposed zoning plan and zoning change maps graphically depict the changes recommended.

The proposed zoning plan for the 38th and Shadeland area is designed to accomplish the following major objectives:

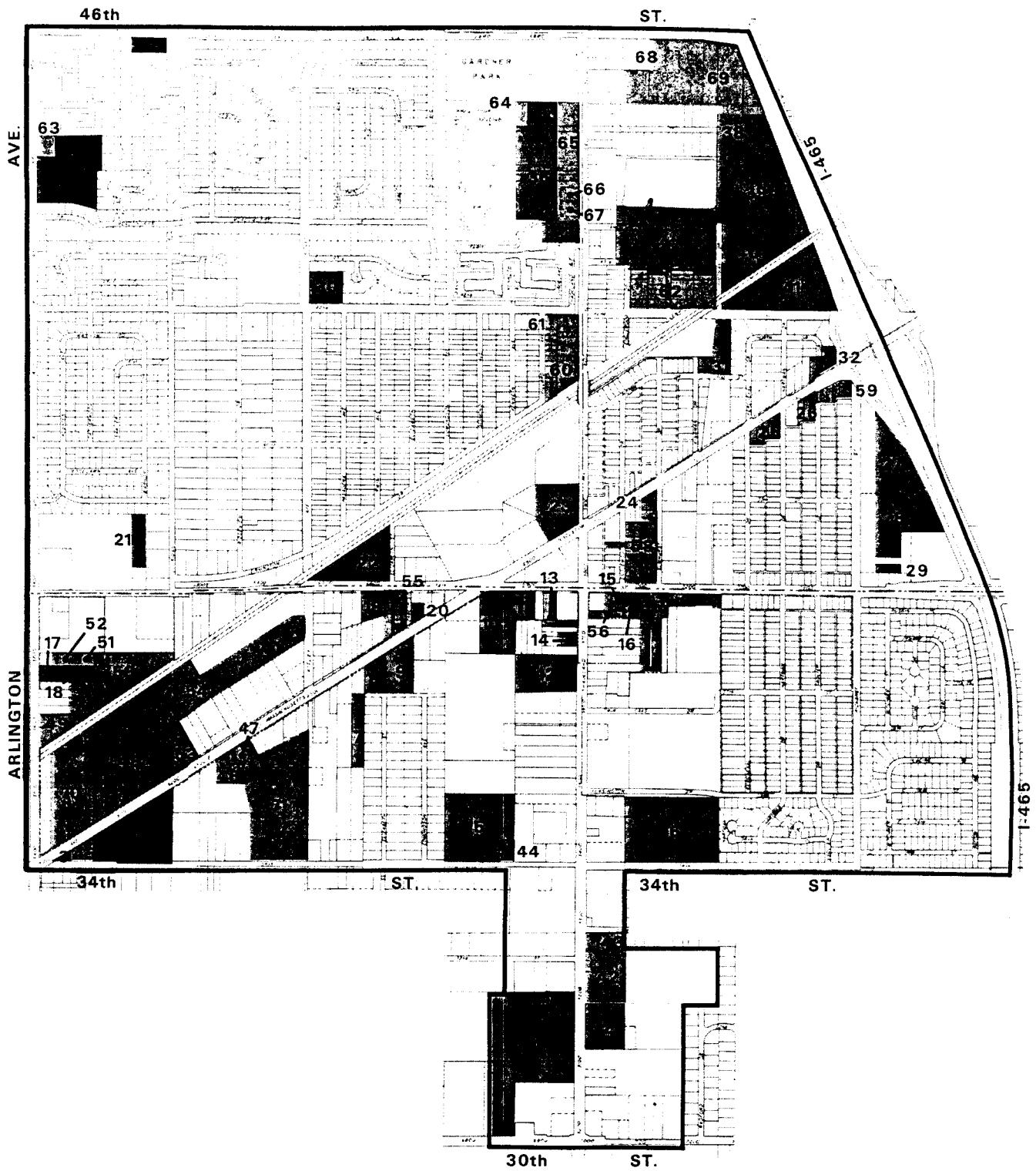
Goal: Match land use decisions with appropriate zoning classifications.

1. Properly zone various properties whose use, although appropriate, is not matched by an accompanying appropriate zoning classification.
2. Properly zone vacant land which is zoned for uses not desired to be developed on that said vacant land.
3. Properly zone various properties which are currently functioning but are not desired over the long-term due to lack of compatibility with current zoning, proposed land use and surrounding current land use.

Priority I represents proposed rezonings to be initiated over the short-term. The following is a land description and current zoning along with proposed zoning. It is hoped that, with the consent of the property owner, these rezonings could occur over a relatively short period of time (0 to 5 years).

Priority I  
(See Map #19)

<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
1. Vacant land on the west side of the street from 3100 to 3200 North Shadeland	C4	I3S
2. 3100 block on the east side of North Shadeland, including Texscan Corp. and Bearing Headquarters	I2S	C3C
3. 6001 Massachusetts, and 6001 1/2 being Alpha and Omega Beauty Center	C5	C4



**38 TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 19 / PROPOSED ZONING CHANGES**

Priority I
  Priority II



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<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
4. 6009 Massachusetts, being L.P. Properties Apartments; 6103 Massachusetts, being Consumers Feed Store; 6139 Massachusetts, being a residence; and 6141, 6151, 6155, 6165, and 6171, being residences	C5	D3
5. 6800 block of E. 34th on the north side of the street	D3	D7
6. George H. Fisher School #93 at 7151 East 35th	A2	SU2
7. Strip of land directly behind the following properties on Elizabeth: 3502, 3508, 3514, 3520, 3526, 3538, 3544, and 3550	C1	D3
8. Vacant land south of Massachusetts at 6600 through 6650	C4	D3
9. Vacant land south of Massachusetts at 6650 through 6700	C4	C1
10. 6901 E. 38th, being Giganti Volkswagon	C4	C5
11. 6909 E. 38th, being People's Bank and Trust	D3	C4
12. 3620 N. Shadeland, being McGuffey's Restaurant and 3702 being Central Hardware	D3	C4
13. 6925 E. 38th, being a vacant commercial structure and 3750 N. Shadeland being Shadeland Auto Mart	D3	C4
14. 3716 N. Shadeland, being Speed-Way Auto Laundry	D3	C4
15. 7039 E. 38th, being United Oil Service	D5	C4
16. Vacant land south of E. 38th at the 7100 block across from the beginning of Englewood	D5	C1
17. Vacant land at 3650 block of Arlington on east side of street	D4	C5
18. Vacant land at 3650 block of Arlington on east side of street and beginning 300 feet east of Arlington	D4	I2U
19. 6667 E. 38th, being Sid's Wrecker Service, and 6685, being Todi Car Wash	D3	C4
20. 6802 and 6808 Massachusetts Av being residences	C4	C1

<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
21. 6190 E. 38th (far strip of parking lot only) at the vacant East Thirty-Eighth St. Christian Church	SU1	C4
22. Land bounded by 38th, Elizabeth and the Conrail line--including 6670 E. 38th being Norma's Carpet Outlet	D4	C1
23. 6990 Pendleton Pike, being U.S.A. Inn Motor Lodge	C4	C6
24. 7131 Pendleton Pike, being Clark Oil Gas Station	D5	C4
25. 7339 Pendleton Pike, being vacant Harem House Adult Entertainment Facility and 7325 is Payless Shoes	D5	C3
26. 7437 Pendleton Pike, being Gringo's Taco House, 7401 is a vacant building and 7445 is an auto clean-up facility	D5	C3
27. Vacant land on east side of Richardt from 39th northward to I-465, being 200 feet east of Richardt after the extension of Richardt is complete	D5	D7
28. Vacant land on east side of Richardt from 39th southward to the property of Faithway Baptist Church, being 200 feet east of Richardt	D5	SU1
29. Vacant land on east side of Richardt from entrance to Faithway Baptist Church, south to, but not including, the residences on 38th -- being 7620, 7640, and 7646	D5	SU1
30. 6600 East 42nd, being Calvary Wesleyan Church	D4	SU1
31. 7200 block of 41st northward to 42nd	D3	I2U
32. 7424, 7440 and 7444 Pendleton Pike, being residences	C4	D3
33. 4375 N. Arlington, being Greater Galilee Baptist Church	A2	SU1
34. Property surrounding Williamsburg Court, being Williamsburg East Apartments	C2	D7
35. 6175 E. 46th, being American Fletcher National Bank	D5	C1

<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
36. Vacant land 200 feet west of N. Shadeland from 4300 to 4450 continuing 400 feet westward to, but not including, Park of the Four Seasons Condominimums and Peppermill Village Apartments	C4	D7
37. Faris from 7005 eastward to its dead end and southward to all properties directly on the south side of 43rd, including on Faris: 7005, 7015, 7025, 7131, 7133, 7141, 7143, 7151, 7153, 7211, 7213, 7221, 7223, 7231, 7233, 7241, 7243, 7251, 7253; and on 43rd: 7101, 7110, 7115, 7120, 7122, 7130, 7132, 7140, 7142, 7150, 7152, 7203, 7207, 7209, 7210, 7212, 7220, 7222, 7230, 7232, 7240, 7242, and 7298, all being residences	D3/D6II	D12
38. Vacant land directly at the dead end of 45th at the 7200 block	D6	I1S
39. Vacant land bounded by an extension of Kingman to 45th, an extension of 45th to I-465, an extension of Faris to I-465, and I-465	I3S	I1S
40. Vacant land bounded by Kingman to the Conrail line, an extension of Faris to I-465, and the Conrail line	I3S	I2U
41. Residential area bounded by the Conrail line, I-465, and 42nd - including 7316, 7318, 7320, 7324, 7326, 7402, 7410 and 7420	D7	D3

Priority II represents proposed rezonings to be initiated over the long-term. This is not intended to displace specific businesses or uses. It is hoped that as an improper use closes or relocates (of its own accord), the property will then be rezoned with the consent of the property owner to an appropriate zoning district for that location. These rezonings could occur over the long-term (5 to 20 years). The following is land description and current zoning along with proposed zoning:

Priority II  
(See Map #19)

<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
42. Area on east side of Shadeland, 3200 to 33rd Street, including: 3201, being Wood Crafters Supply; 3203, being Crump Tire Center; 3205, being Phelps Contractors Supply; 3207, being Global Steel Products; 3215, being Drexel Company; 3223, being Butler Company; 3229, being Logo Seven; 3241, being American Glass Fabricators; and 3295, being Cap World	CS	C3C
43. Vacant lot on south side of 33rd at the 7000 block	C3	C2
44. 6900 E. 34th, being a vacant commercial structure	D3	D7
45. 6003 and 6005 Massachusetts, being vacant commercial structures	C5	D7
46. 6345 Massachusetts, being Faith Missionary Baptist Church	D3	SU1
47. 6401 Massachusetts, being a residence	I2S	D3
48. Land north of Massachusetts from 6014 to 6200, including 6014 - being Charles Williams Company and Flannagan Engine Service, 6102 - being Griggs Tree Service, 6106 being a residence, 6140 - being Bogie and Owings Stone Service, 6160 - being Shank Auto Parts, and 6190 - being Pauli's Auto Glass.	C5	I2U
49. 3601 Arlington being Krauter Storage Systems	CID	I2U
50. Vacant land bounded by 6050 block of Massachusetts, Conrail line on the south, and 3700 block of Arlington, located 600 feet south of 38th and 300 feet east of Arlington	C5	I2U
51. Land at the 3600 block of Arlington on the east side, being 300 feet from Arlington and 600 feet south of 38th	A1	I2U

<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
52. Land at the 3600 block of Arlington on the east side, being 100 feet from Arlington and 600 feet south of 38th	A1	I2U
53. 6270 Massachusetts, being C and B Auto Sales	D3	I2U
54. 3730 North Kitley, being Ray's Towing and storage yard	D3	I2U
55. 3728, 3736 and 3740 Elizabeth, being residences and 6729 and 6747, being the Carpet Cottage and a vacant commercial structure, respectively	D3	C1
56. 7039 E. 38th, being United Oil Service, and 3747 N. Shadeland being Fine and Short	C3	C4
57. Properties along both sides of Whenner and the south side of 38th from 7100 to 7250, including on Whenner: 3721, 3723, 3728, 3730, 3731, 3734, 3738, 3742, 3743, and 3777 - all being residences except 3743, being Apex Company	D5	D7
58. Properties on the east side of Englewood and the west side of Elmhurst from 38th to one property south of Pendleton Pike, including on Englewood: 3813, 3815, 3833, 3838, 3839, 3841, and on Elmhurst: 3808, 3840, and 3850 - all being residences	D5	D7
59. All vacant land from 7445 to I-465 on south side of Pendleton Pike.	D5	C6
60. Villard St. northward on east side at 4025, being Bornman Lock Company; 4027 and 4031, being residences; and 6937 E. 42nd, being Korte Brothers, Inc.	D4	D7
61. 6921 and 6925 E. 42nd, being a residence and a vacant commercial structure, respectively	C7	D7
62. 4203 and 4251 Englewood; 4208, 4212, 4225, 4228, 4229, 4232, 4240 and 4255 Elmhurst; and 4220, 4238 and 4258 Kingman, all being residences	D3	I2U



<u>Description</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
63. 4401 N. Arlington, being Just Rite Cleaners	C3	D7
64. 6901 E. 45th, being Kinder Care Learning Center #125	C4	D7
65. Vacant land on Shadeland from 4350 to 4450 on the west side of the street extending 200 feet westward and along Shadeland	C4	C1
66. 4340 N. Shadeland, being a residence	C3	C1
67. Vacant land on the west side of Shadeland, from across Faris up to 4340 N. Shadeland	C4	C1
68. 7145, 7151 and 7159 E. 46th, being Babb's Restaurant Supply with Eastside Paint and Body, American Building Services and Twin Antiques, respectively	C4	D7
69. 7225 E. 46th, being Structure Contractors and 7227 and 7235, being residences and all vacant land southward to the residences along East 45th	D6	D7
70. 6004 and 6006 Massachusetts, being Community Hardware and a vacant commercial structure, respectively, continuing northward to the Conrail line	C7	I2U
71. 6430 and 6438 East 34th St., being residences	D3	D7

### Specific Recommendations/Actions

#### A. General

- Strongly support the 38th and Shadeland Community Improvement Association.

#### B. Commercial

- Initiate a tax abatement policy in areas where commercial structures are vacant or where needed aesthetic or structural improvements are deemed vital to prevent or reverse a blighted condition.
- Initiate a tax abatement policy for vacant commercial lands which are properly zoned commercial to promote appropriate commercial development.
- Develop design standards/standards for development to indicate the appropriate aesthetics for the 38th and Shadeland area. Current and future businesses in the area should have these standards available through the Indianapolis Division of Planning or the 38th and Shadeland Community Improvement Association.
- Remove commercial uses which do not meet current and proposed zoning. The following commercial uses represent a Priority 1 removal over the short-term (0-5 years).
- Install appropriate infrastructure and landscaping in accordance with the Design Standards and Standards for Development.
- Remove commercial uses located in residentially zoned areas where said residential zoning is proposed to remain residential. See table below.

<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
1. 6900 E. 34th St.	D3	D7
2. 6937 E. 42nd St.	D4	D7
3. 4025 Villard Ave.	D4	D7
4. 3940 N. Hartman Dr.	D5	D5
5. 6401 1/2 Massachusetts Ave.	D3	D7
6. 6405 Massachusetts Ave.	D3	D3
7. 6455 Massachusetts Ave.	D3	D3
8. 7225 E. 46th St.	D6	D7

- Remove commercial uses which do not meet proposed zoning only. The following commercial use represents a Priority 2 removal over the long-term.

<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
1. 4401 N. Arlington Ave.	C3	C7

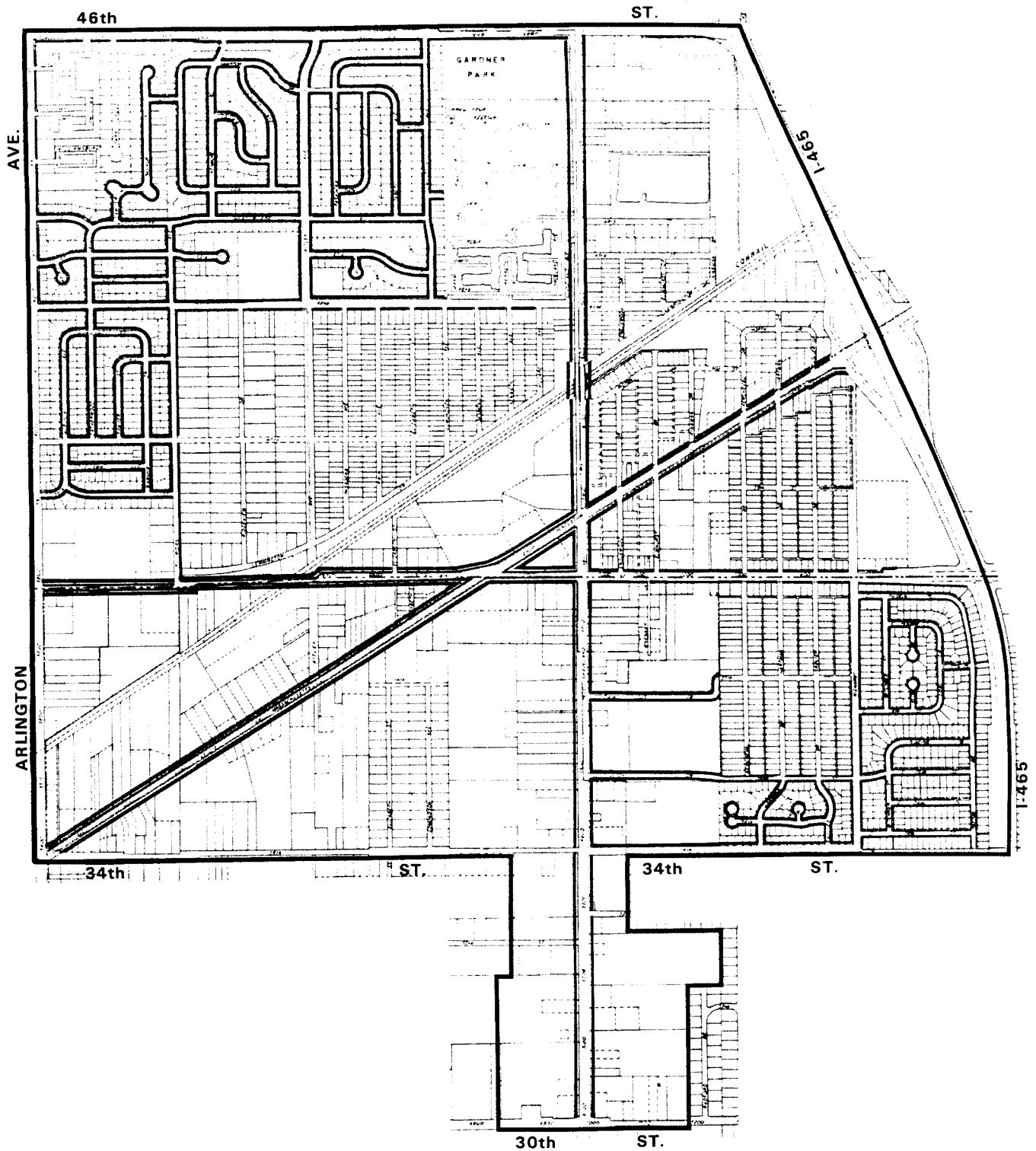
C. Residential

- Develop a program that would assist industrial and commercial uses in providing proper screening/buffering between residential property and adjoining commercial/industrial use.
- Remove residential uses located in commercially zoned areas where said commercial zoning is proposed to remain commercial.
- Initiate a tax abatement policy for vacant residential lands which are properly zoned residential to promote multi-family residential development where appropriate.
- Develop inappropriate industrial land being currently vacant (as identified in the land use and zoning plans) for medium or high density residential use.
- Develop inappropriate single-family residentially zoned land being currently vacant (as identified in the land use and zoning plans) for high density residential use.
- Remove residences which do not meet current and proposed zoning. The following residential structures represent a Priority 1 removal over the short-term (0-5 years).

<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
1. 3741 Elizabeth St.	C4	C1
2. 4260 Englewood Dr.	I2U	I2U
3. 7040 E. 38th St.	C4	C4
4. 4340 N. Shadeland Ave.	C3	C1
5. 6102 Massachusetts Ave. (3 Apartments)	C5	I2U
6. 6106 Massachusetts Ave.	C5	I2U
7. 6802 Massachusetts Ave.	C4	C1
8. 6808 Massachusetts Ave.	C4	C1
9. 4193 Englewood Dr.	I2U	I2U

- Remove residences which do not meet proposed zoning only. The following residential structures represent a Priority 2 removal over the long-term.

<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
1. 3728 Elizabeth St.	D3	C1
2. 3736 Elizabeth St.	D3	C1
3. 3740 Elizabeth St.	D3	C1
4. 4203 Englewood Dr.	D3	I2U
5. 4251 Englewood Dr.	D3	I2U



### 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 20 / PROPOSED TRANSPORTATION IMPROVEMENTS

EXISTING  
SIDEWALKS

**PRIORITY I**  
 Resurface Street  
 Widen Street  
 Proposed Sidewalks  
 Install Curbing

**PRIORITY II**  
 Proposed Sidewalks  
 Install Curbing  
 Construct Street

The preparation of this map was financed in part by a Community Development Block Grant

October, 1986  
 Department of Metropolitan Development  
 Division of Planning  
 Indianapolis-Marion County, Indiana



<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
6. 4208 Elmhurst Dr.	D3	I2U
7. 4212 Elmhurst Dr.	D3	I2U
8. 4225 Elmhurst Dr.	D3	I2U
9. 4228 Elmhurst Dr.	D3	I2U
10. 4229 Elmhurst Dr.	D3	I2U
11. 4232 Elmhurst Dr.	D3	I2U
12. 4220 Kingman Dr.	D3	I2U
13. 4238 Kingman Dr.	D3	I2U
14. 4258 Kingman Dr.	D3	I2U

D. Transportation (see Map #20)

- The following streets should receive the noted improvements. Those improvements needing attention over the short-term are deemed Priority 1. Those improvements needing attention over the long-term are deemed Priority 2.

Priority 1:

a. Kitley Ave.	Along Booth Tarkington School #92 and Calvary Wesleyan Church	Install curbing
b. 42nd St.	Along Booth Tarkington School #92 and Calvary Wesleyan Church	Install curbing
c. Sheridan Ave.	East side of street from 38th St. to 42nd St.	a. Install curbing b. Install sidewalk
d. 42nd St.	South side of street from Sheridan Ave. to to Shadeland Ave.	a. Install curbing b. Install sidewalk
e. Shadeland Ave.	The overpass at the 4000 block over the Conrail line	a. Widen road to 4 lanes b. Install sidewalk c. Resurface street
f. Hampton Dr.	Kenmore Rd. to Kitley Ave.	Resurface street
g. 34th St.	Shadeland Ave. to Argyle Ct. on north side of street	Install sidewalk

h. Ridgeview Dr.	Lennington Dr. north to 42nd St.	Resurface street
i. 46th Street	South side of street from 6000 to 6200	Install side- walk
j. Barnar Dr.	Woodfox Ct. to Hampton Dr.	Resurface street

Priority 2:

<u>Street</u>	<u>Location</u>	<u>Improvements</u>
a. 38th St.	Arlington Ave. east to Shadeland Ave.	a. Install sidewalks b. Install curbing
b. Shadeland Ave.	30th St. north to 46th St.	Install side- walks
c. Massachusetts Ave.	Arlington Ave. east to 38th St.	a. Install sidewalks b. Install curbing
d. Pendleton Pike	38th St. east to to I-465	a. Install sidewalks b. Install curbing
e. Richardt St.	3900 block north to I-465	Construct street with cul-de-sac at the 4000 block
f. 39th St.	Sadlier Dr. east to Richardt St.	Construct street

E. Public/Park

- Construct sidewalks to provide better long distance access to Gardner Park from areas south of 42nd Street.
- Construct sidewalks to provide safer access to Booth Tarkington School #92.
- Construct sidewalk to provide safer access to George H. Fisher School #93.
- Construct sidewalks to provide safer pedestrian transportation on 38th Street, Shadeland Avenue, Massachusetts Avenue and Pendleton Pike.

F. Industrial

- Encourage more development of light industrial uses south of 34th Street and industrial uses east and north of Shadeland Avenue and the Conrail line (south of 43rd Street and east of Shadeland Avenue).

1. Most land south of 34th Street, except along the east side from 3100 northward to 34th and the northwest corner of 30th and Shadeland, is proposed to be light industrial.
  2. The land north of the Conrail line at Shadeland Avenue, except the properties bordering on the south of 43rd Street, is proposed to be light industrial.
- Encourage industrial use along the Conrail line from Arlington Avenue to 38th Street. Encourage industrial development north of Massachusetts Avenue at the 6100 block to the Conrail line.
1. Land along the Conrail line is proposed light industrial.
  2. Land north of Massachusetts Avenue from 6050 to 6300 is proposed light industrial.

G. Zoning (see Map #18)

- Implement the zoning plan proposed in this report, working with merchants, property owners and neighborhood representatives to correct deficiencies in current zoning/use compatibility. Also implement those recommendations which attempt to buffer or remove inappropriate zoning (land uses) in the area.
- Ensure, through 38th and Shadeland Community Improvement Association monitoring, that future development in the 38th and Shadeland area receives proper zoning. Future development should also follow the design standards/standards for development as set forth in this report.

## 38TH AND SHADELAND RECOMMENDED STANDARDS FOR DEVELOPMENT

The following standards are recommended for the 38th and Shadeland Study Area to:

- (1) guide the development of the plan for the area,
- (2) give property owners and developers a clear idea of what type of development is appropriate in this area, and
- (3) establish guidelines for City planning staff review of zoning and variance cases and the review of any development seeking public assistance or funding.

The design standards will not replace existing zoning ordinances. They deal with many of the same topics as zoning ordinances, but are standards that are tailored to the 38th and Shadeland area. Zoning variances may be necessary for situations where these recommended standards conflict with the requirements for zoning ordinances. The benefits to be gained by applying the standards to area projects, for the individual property owner and for the improved image of the area, will justify the variances to the zoning ordinances.

### STANDARDS FOR COMMERCIAL DEVELOPMENT

One of the most distinctive features of an older commercial area is its buildings. Building size, shape, color, materials, etc. do much to establish the character of an area no matter what style or age the buildings are. For any commercial area to have an identifiable character there needs to be some common elements that run through the area e.g., similar architectural style, building age, building materials, etc.

### ARCHITECTURAL COMPONENTS

The reasons for developing building design standards are to make sure that new buildings or newly remodeled buildings:

1. Are compatible in color, style, construction, location, etc. with the surrounding environment, and
2. Are easily identifiable with the type of business that they contain.

#### A-I Building Setback and Yards

- A. Front Setback/Side and Rear Yards - Front, side and rear yard setbacks in the 38th and Shadeland area vary greatly and any new development should have setbacks similar in depth to surrounding, existing development.



In any block in which an existing yard depth and setback is established at a distance of two hundred (200) feet in each direction, the required minimum yard depth and setback for any new building shall be the average of such established yards. Provided, however, that in no case shall such minimum required setback be less than ten (10) feet.

Typically side and rear yards in the 38th and Shadeland area have been used for loading and front and side yards for parking. It is recommended that these uses continue where they meet the standards for parking, loading setbacks, screening and transitional yards. Wherever possible, parking and loading facilities for several different businesses should be merged so that duplication of these facilities is minimized.

- B. Transitional Yards - Transitional yards (where required yards abut or are across the street or alley from a residential, special use or park district) should be a minimum of three to six feet deep and contain either a landscape strip, fence or wall (described later).

A-II. Building Shape - Buildings in the study area generally have facades and floor plans that are rectangular. In general, new buildings should conform to this.

A-III. Building Materials - Significant commercial buildings in the study area are made principally of metal, glass, brick, limestone concrete block or stucco. In general, new buildings should be made of the same materials.

Side and rear facades of buildings not visible from streets can be made out of materials other than those used on facades seen from streets, but they should be painted or otherwise treated to be compatible with the visible facades.

Materials used in remodeling older buildings should be of a quality and style typical to commercial buildings and compatible with the existing elements of the buildings on which they are placed. Materials such as wooden doors with no windows, rough sawn siding and wooden shakes often look out of place on commercial buildings in this corridor, and thus they are not encouraged for use.

Mansard and other ornamental type roofs should not be added to buildings because they often cover up or detract from the original character of the building. They also quite frequently become maintenance problems.

Any materials used in the 38th and Shadeland area should be as durable and maintenance free as possible. Brick buildings that have never been painted should be painted only if it is necessary for preservation of the bricks. Painting often takes the character away from a brick building and also necessitates more frequent maintenance than a plain brick building.

- A-IV. Building Color - Typical colors on older commercial buildings are in a neutral range and primarily the natural colors of the materials (i.e., the colors of brick, stone, metal, etc.)

New colors should conform to this.

Color should never be the most immediately noticeable feature of a building.

- A-V. Storefronts - Storefronts in the study area typically contain doors and windows. New commercial construction should also contain windows and doors on facades facing streets.

New facades should have the same general proportions of storefront framing and window size as older buildings in the area. Similarly when buildings are remodeled, these proportions should not be destroyed.

- A-VI. Building Height - Commercial buildings in the study area are typically one story tall. It is recommended that new retail buildings be single story buildings. Office buildings, motels, apartment buildings, etc. can be more than one story.

- A-VII. Handicapped Access - Retail stores that attract a large segment of the general public (supermarkets, ice cream parlors, bakeries, drugstores, discount stores, etc.) and offices that similarly attract the public (banks, public offices, office buildings containing several offices, etc.) should provide handicapped access from parking areas into the building.

The handicapped access from parking areas to an accessible building entrance should follow American National Standards Institute specifications for site and building access. The standards are included as a part of the Uniform Building Code. The building accessibility part of the code in general requires that most buildings used by the public should have "at least one primary entrance...which is required to be accessible and usable by the physically handicapped and be on a level that would provide accessibility to the elevators where provided."

- A-VIII. Security Screens - Security screens should be the type that allow views through to the storefront when closed; they should be similar to those used in shopping centers. Security screens should be hidden from view when not in use. Completely opaque screens, similar to garage doors, take all of the interest out of the streetscape and therefore should not be used.

Permanently fixed bars on storefront windows should not be permitted.

- A-IX. Mechanical Equipment - Elements of mechanical equipment such as air conditioners, exhaust vents, heating ducts, microwave dishes, and antenna, should be as much out of public view as possible.

They especially should not be visible from surrounding streets.

- A-X. Awnings - Awnings are fabric structures extended over building doors or windows for the purpose of shading windows or providing weather protection for pedestrians. Recently, awnings have also been used as signs. Awnings can be curved, concave, concave with sides, convex with flat sides and convex with curved sides.

Awnings placed on buildings with more than one ground floor tenant should all be of the same type although they may be of different colors.

Awnings should fit within the bays of storefronts and reflect the storefront proportions. They should be a minimum of eight feet above the sidewalk and should project no more than five feet from the building face.

Awnings should be supported by the building on which they are placed. They should not be supported with vertical members.

Awnings can have the name of the business and business address, that represents the primary business at that address. Lettering should be limited to 25% of the surface area of the awning. There should be no cartoon characters on awnings.

Awnings can be colorful (striped also) but the colors used should not contrast significantly with surrounding environment.

Metal, fiberglass or wooden awnings should not be permitted.

- A-XI. Canopies - Canopies are roof-like projections over doors and windows or they are fabric or roof-like sidewalk covers constructed for the purpose of providing weather protection for pedestrians or accentuating entries.
- Any canopy attached to a building, should be made out of materials compatible to those on the building, should fit within the storefronts and should reflect the storefront proportions. They should be a minimum of eight feet above the sidewalk.
- In cases where it is desirable to cover a sidewalk with a canopy, any canopy supports should be out of the way of pedestrian flow and the roof should be as transparent as possible.
- A-XII. Marquees - Marquees are roof-like projections over entrances which sometimes contain signs. They provide weather protection for pedestrians and accentuate entries. There are no marquees in the area and any new one installed would look out of place. Marquees, therefore, should not be permitted in the area.
- A-XIII. Walk-up Windows - Exterior walk-up windows should be located so that they are safe and convenient for customers to use.
- A-XIV. Outdoor Displays - There should be no outdoor display of products (e.g., appliances, rolls of carpet, lawn care items, etc.) in the area between the front of the building and the street right-of-way, in any required yards and in any off-street parking or loading areas. It is understood, though, that it is necessary for automobile dealerships to display automobiles in front yards.
- A-XV. Miscellaneous Attachments to Facades - No item attached to the facade of a building and located above a public sidewalk should extend lower than eight feet above the sidewalk. This includes ornamental lights, awnings, canopies, marquees, roof brackets, flags, etc.

## STREETSCAPE AND SITE DESIGN COMPONENTS

The design of the streetscape (e.g., sidewalk surfaces, trees, grass strips, shrubs, etc.) and the layout of commercial development sites can have as significant an impact on the surrounding environment as the architecture of commercial structures. Potential customers need to feel comfortable with the area in which they shop. They need to feel that it is safe and easy to get around. Customers need to be able to leave their cars in a convenient location and have a safe and interesting walk to their destination.

The reasons for developing streetscape and site design standards are to make sure that:

1. Automobile circulation is safe and easy for the motorist to understand.
2. Loading areas operate efficiently and are as much out of public view as possible, and
3. The motorist/pedestrian environment is interesting and attractive.

### SD-I. Streetscape Components

Examples of streetscape components are benches, trash receptacles, planters, kiosks, bus shelters, ornamental lights, landscaping, banners, flags, sidewalk surfaces, outdoor restaurants, bollards, fountains, statues, monuments, bike racks, and telephone booths.

Street furniture should be used sparingly and only when there is an obvious need. It should be compatible with its surroundings. Street furniture (such as benches and planters) is sometimes of poor quality and improperly maintained after installation. Many times it is placed where it will never be used.

Materials used in street furniture should be as durable and vandal proof as possible and require a minimum of maintenance. Street furniture that is not maintained should be removed.

Street furniture should not be placed so that it interferes with car doors, people entering stores from the street, fire access, etc.

- A. Benches - Benches should be made of durable materials and weigh enough or be fastened in place so that they cannot be easily moved out of place. They should be comfortable to sit on with a seat that is at least eighteen to twenty inches wide and eighteen to twenty

inches off of the pavement. The seat should have at least a four inch overhang to provide space for heels. Two feet of leg space should be provided so that the legs of those seated will not block walkways.

There should be no advertising on benches.

- B. Trash receptacles - Trash receptacles should be of simple design, made of durable materials, and weigh enough or be fastened in place so that they cannot be blown over by the wind.. The opening on trash receptacles should be no higher than 3 feet. Open top receptacles are the easiest to use but are open to the elements and should contain weep holes. They expose trash to the public view and need to be emptied often.

Trash receptacle lids with open sides either with or without spring loaded doors are a little more difficult to use but hide the trash better.

There should be no advertising on trash receptacles.

- C. Kiosks - In areas where there is a significant demand to post notices and there is enough room, kiosks provide a logical place to post them.

If used, kiosks should be durable and designed at a human scale. If they are open to the free use of the public (not covered with glass or plastic) no portion of the display space should be above an easily reachable height.

- D. Bus Shelters - In cases where significant numbers of pedestrians wait outside, especially at bus stops, some type of waiting area should be provided. This could be anything from a simple seating area to a bus shelter. All waiting areas should be out of the pedestrian flow of the sidewalk.

If a bus shelter is used, it should be designed to blend into the surrounding area and be as unobtrusive and simple as possible. Bus shelters should be as comfortable as possible but not be designed in such a way that they attract vagrants.

Bus shelters should be as durable and maintenance free as possible.

- E. Pedestrian lighting - The purposes of pedestrian scale lighting are to illuminate pedestrian ways, provide security, and to enhance the identity of distinctive areas.

Fixtures selected for a specific site or area should be decorative but at the same time have some relationship to the history or physical features in the area. They should be functional and provide good rendition of color at night.

Typical mounting height of pedestrian fixtures is ten to fifteen feet. Light fixtures should be spaced apart in such a manner that the minimum average maintained horizontal footcandles does not fall below .9 footcandle.

F. Landscaping - Plants can be used not only to add beauty and interest to otherwise hard surface commercial areas but they can also help to clean the air of pollution and buffer undesirable views, noises, winter winds and harsh sunlight.

1. Street trees - Trees should be selected on the basis of their durability, height, form, color and amount of maintenance required.

Street trees should be medium or large trees with a single straight trunk to eight feet above ground before branching. They should be planted in the ground and not in containers.

Trees planted in urban environments should be a minimum of three inch caliper at time of planting.

2. Shrubs - Shrubs should be selected on the basis of their durability, height, form, color and amount of maintenance required.

Shrubs used for screening should have dense growth and be at least thirty-six inches high at time of planting.

For more information on the types of trees, shrubs, hedges, and ground covers to use in Indianapolis with information about how to plant and maintain them, see the Division of Planning booklet, Trees and Design on the Indianapolis Landscape.

3. Tree guards - If tree guards are used on public sidewalks of fifteen feet or less, they should not have an outside diameter greater than one foot six inches. The wide horizontal tree guards either obstruct car doors or the sidewalk. Flat tree grates that can be walked on are a better way of protecting the base of trees in highly used pedestrian areas.

4. Planters - In-ground planters are preferred over pots, planter boxes or raised planters. Plants usually survive better if they are not exposed to wind and cold as they are in pots, planter boxes or raised planters. In-ground plantings are more natural and more easily removed if not wanted. A planter box full of dirt is difficult to remove.

In-ground planters should be used year round with seasonal flowers. If possible, evergreens should be placed in them for the winter months.

- G. Banners - Banners are pieces of fabric that bear emblems, mottos, slogans, etc. Banners are not permitted by the sign ordinance except during a seven consecutive day period related to a "grand opening" and for a period beginning two weeks prior to and ending three days following May 30 of each year, in relation to the "500" Festival.
- H. Flags - Flags are pieces of cloth that contain symbols or patterns used as national, state or local organizations. They are affixed to a flag staff attached to the building facade or a vertical flag pole. Flags should not be mounted as banners on building facades or horizontally project into the right-of-way where they will block significant views.

Flags are not to be permitted as signs.

- I. Sidewalk surfaces - Sidewalks should be made of concrete, stone or brick. Patterns of contrasting materials can be created to provide interest and help to delineate paths, activity areas and crosswalks.

Sidewalk surface materials should be integrated into the overall design concept for an area and be compatible with the street furnishings selected for an area. In no case should the sidewalk surface be so busy that it dominates the image of an area.

Unit masonry should be laid on a smooth and rigid base, so that a level walking surface is provided. Extremely rough walking surfaces, such as cobblestones, should not be used.

- J. Outdoor restaurants - Outdoor restaurants in the Pendleton Pike area should be entirely on private property and located next to retail business property. Outdoor restaurants should be adequately separated from pedestrian and automobile traffic to provide for the comfort and safety of the patrons.



- K. Automobile barriers - Automobile barriers should be placed at the outer limits of roadways and parking areas. Concrete or asphalt curbing is a typical barrier. Railroad ties, utility poles laid down, concrete wheel guards and wood timbers should not be used as curbs.

Bollards are vertical posts approximately twenty to thirty inches in height. They should be made of metal or concrete and should be spaced no greater than five feet apart and no closer than three feet. Concrete bollards should have a scale and design that is compatible with other street furnishings in the area where they are placed. If pipe bollards are used, they should be at least four inches in diameter and they should be capped, painted, and galvanized.

If low walls are used, they should be compatible in materials and design with the adjacent buildings and be at least thirty-six inches in height but no higher than forty-two inches.

If posts and chains are used, they should be metal and not plastic. Posts should be no higher than thirty inches. Both the posts and chains should be painted to prevent rusting.

Guard rails should not be used as vehicle barriers in areas visible to the public.

- L. Bicycle racks - If bicycle parking is provided, it should be convenient enough to cyclist destinations that it will be used, and yet the parking area should be out of the way of major pedestrian movement. Bicycle parking should be in an area that has constant surveillance to help prevent bicycle theft. Spacing of parking stalls should be at least two feet to allow for easy circulation in and out. Racks that allow for locking both the wheels and the frame are most desirable.
- M. Telephone booths - Exterior pay telephones should be the stand up pedestal type or they should be on the side wall of a building. Telephones should not be oriented so that they attract use by motorists for their cars. This type of orientation compounds traffic circulation problems.
- N. Vending machines - Vending machines, other than newspaper vending machines limited to four feet tall by one foot six inches deep by two feet wide, should not be placed in the public right-of-way. No vending machine should be placed in front of the front building line

and should be within an area that is specifically designed for their installation so that they do not block sidewalks, interesting aspects of a storefront or store windows.

- O. Fountains, statues and monuments - While there are now few fountains, statues and monuments in the study area, it may become desirable to place such an item in the area. In general, these items should be durable, out of the path of pedestrian flow and designed to fit the site they are to occupy.

SD-2. Components of Site Design

Components of site design are parking, landscaping, fences and walls, earth work and loading areas. Development sites should be laid out so that vehicle and pedestrian circulation is both safe and logical.

- A. Parking - In an area such as Pendleton Pike that depends heavily on customers arriving in automobiles, parking is very important. It should not intrude on pedestrian environments, and yet it should be easy for the motorist to find.
  - 1. Parking layout - Parking entrances, exits, aisles, bays and traffic circulation should be designed and constructed according to the specifications in Architectural Graphic Standards, Seventh Edition, Ramsey and Sleeper, John Wiley and Sons, Inc., New York, N.Y., except that parking spaces should be provided as set forth below.
  - 2. Standard size car parking - Parking spaces for standard sized cars should be not less than nine feet in width and eighteen feet in length; provided, however, that the total usable parking space shall be, in no instance, less than one hundred eighty square feet in total area.
  - 3. Small car parking - Public parking lots can be laid out with up to 25% small car spaces which are seven and a half feet by fifteen and laid out according to Architectural Graphic Standards.

These spaces should be appropriately marked as small car parking.
  - 4. Screening - Parking lots should be screened on all sides where they do not abut buildings. This may be either an architectural screen or a plant material screen.

- a. Architectural screen - Fences or walls should be of "wrought iron" (steel, aluminum, iron), brick, stone or materials which are compatible with surrounding buildings. Such a wall shall be at least thirty-six inches in height but no higher than forty-two inches to restrict any view through it. If a "wrought iron" type fence is used it should either be landscaped in front or sit on a thirty-six inch wall to facilitate screening.
  - b. A plant material screen - A compact hedge of evergreen or deciduous shrubs, at least thirty-six inches in height at the time of planting. Screening should be provided in a strip between three and six feet wide. Trees should be included in the strip with spacing depending on species. They should be at least three inches caliper at time of planting. The ground area between such wall, fence or hedge and the front lot line should be planted and maintained in grass, other suitable ground cover, or shrubbery. All shrubs and trees should be planted balled and burlapped.
5. Parking access - Public parking lots in commercial areas should not use alleys that have established residential uses or residential zoning abutting them for access .
- Parking lots should have direct access to an alley or street in such a manner as to minimize interference with traffic movement and should be so designed and located that vehicles should not back from or into a public right-of-way.
6. Parking surface - The ground surface of every parking lot in a commercial area should be paved with brick, concrete, asphaltic pavement or a similar paving that is durable and dust free. The hard surface should have a definite edge to it (metal edging, curbs, sidewalks, walls, planters, etc.)
7. Parking space markings - Parking spaces should be marked by surface paint or change in materials.
8. Parking illumination - Lighting should be provided in parking lots that are used at night. The lighting equipment should be located, shielded and directed so that the lighting distribution is confined to the area to be lighted.

Lighting levels for outdoor parking areas should be 2.0 footcandles. Lightpoles should be at least twenty feet high but not more than fifty feet high.

9. Wheel stops - Where a parking lot abuts a public sidewalk or a landscape strip, wheel stops or curbing should be placed two to three feet from the sidewalk to avoid bumper overhangs into the walk or landscape strip.
10. Handicapped parking - Retail stores that attract a large segment of the general public (supermarkets, ice cream parlors, bakeries, drugstores, etc.) and offices that similarly attract the public (banks, public offices, office buildings containing several offices, etc.) should provide parking for the handicapped.

Parking for the handicapped (13 feet wide) should be provided in public parking lots in the following ratios:

<u>Total Parking in Lot</u>	<u>Minimum Number of Accessible Spaces</u>
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of Total
Over 1000	2% plus 1 for each 100 over 1000

- B. Front yards - Front yards, where space is available and landscaped front yards are typical, should be landscaped in an open pattern in grass and shrubbery, trees and/or hedge to provide a partial screening of the commercial use. An ornamental, decorative fence or masonry wall, may be used in conjunction with the landscaping.
- C. Fences and walls - Fences or walls in the study area should be of the types described in SD-2, A, 4.

Except as a temporary use during construction, chain link should be used only sparingly in the Pendleton Pike area. When used it should not (a) be permitted on sites that contain no structure, (b) be located in yards abutting public streets or on the front property line, (c) be visible from surrounding public streets, (d) be adjacent to or within 200 feet of residential units, and (e) be any finish other than vinyl clad or painted.

Barbed, concertina, or razor ribbon wire topped fences are not appropriate in commercial areas except for certain industrial sites and, in rare instances, certain commercial sites where it is out of public view.

- D. Earth berms - Berms may be used in conjunction with landscaping to separate conflicting uses as well as buffer noisy or unattractive areas. They are earthen barriers with sloping sides located between areas of approximately the same elevation. They should be landscaped sufficiently to deter erosion and yet they should allow natural surveillance beyond.
- E. Loading and service drives - Off-street loading should be provided for commercial uses in the study area in accordance with the Commercial Zoning Ordinance which is generally summarized below.
1. Minimum area - Each off-street loading space should be at least twelve feet in width by at least fifty-five feet in length, exclusive of aisle and maneuvering space, and should have a vertical clearance of at least fifteen feet.
  2. Location and setback - All required loading spaces should be located on the same lot as the use served, and should be so designed and located that trucks should not back from or into a public street.  
  
No open loading space should be located in a minimum required front, side or rear yard.
  3. Screening - Any loading space on a lot abutting a residential district, separated by an alley from a residential district, or visible from major streets should be enclosed within a building or screened and landscaped.
  4. Surface of loading area - All open off-street loading areas should be paved with concrete or asphalt pavement to adequately provide a durable and dust free surface free of weeds.

## SIGNS

The primary purpose of signs should be to identify a place of business so that it can be found by potential customers. Signs should not dominate the environment (buildings, landscaped areas, vistas along streets, etc.) in which they are placed. When signs are allowed to dominate their environment, visual chaos results and information offered to the public becomes difficult or impossible to comprehend. A set of sign standards should achieve business identification and a brief description of the primary goods or services provided.

Development of sign standards that are more detailed than the Sign Regulations of Marion County Indiana are to make sure that signs are:

1. Compatible in color, style, construction, location, etc. with the surrounding environment,
2. As simple and straightforward as possible in identifying businesses and their primary products,
3. Easy to read, and
4. Not in competition with or confused with traffic control or safety devices.

### Standards

#### S-I. Sign Types:

- A. Projecting sign - a sign that is attached to a building and projects outward more than eighteen inches. Projecting signs can block scenic views and neighboring signs, so projecting signs are recommended only on facades that do not front on streets (they may be on facades facing on streets if they are more than 50 feet from the right-of-way line).
- B. Pole sign - a sign which is supported by one or more uprights from the ground. Pole signs are typical in the Pendleton Pike area and, therefore, new pole signs are appropriate in the area. Pole signs should be fifteen feet from the right-of-way lines. Pole signs, similar to projecting signs, can block scenic views and neighboring signs, so it is recommended that, as much as possible, signs for several tenants should be combined on one pole.
- C. Ground sign - a sign which is supported from the ground with a sign surface extending downward to or near ground level. Ground signs, as permitted by the Sign Ordinance, may be no taller than four feet in height.

- D. Wall sign - a sign which is affixed to an exterior wall of a building, but which does not constitute a projecting sign. Since wall signs effectively identify businesses but do not block views, they are highly recommended for the Pendleton Pike area.

Content on wall signs should be limited to the identification of the business only. "Laundry lists" of products should be in the form of window signs.

- E. Roof top sign - a sign affixed to the roof of a building. Roof signs are fairly typical in the Pendleton Pike area. New roof signs may be acceptable but only if the apparatus to support the sign should not be visible from surrounding streets.
- F. Vertical sign on a building facade - a sign running continuously from the lower level to the upper level of a building either a projecting sign or a sign flat on the building. Since this type of sign is not common in the Pendleton Pike area (few buildings above one story), and since it can have the same effect of blocking views as a projecting sign, this type of sign should not be permitted for the study area.
- G. Cube sign and other signs with more than two faces - a sign with more than two faces in the form of roof top, projecting, ground or pole sign. Since these signs are necessarily bigger than a single or double faced sign, they should not be permitted in the study area.
- H. Awning sign - a sign on a fabric structure extended over a building door or window. Awnings can have the name of the business, and business address that represents the primary business at that address. Since awnings used as signs combine the functions of identifying the business, shading windows and protecting pedestrians from the weather, they are recommended for the Pendleton Pike area. One drawback is that when a business changes they have to be changed also.
- I. Marquee sign - a sign on a roof-like projection over entrances. A movie marquee is an example. Since this type of sign is not common in the study area and it has the same effect of blocking views as a projecting sign, it should not be permitted in this area.

- J. Canopy sign - a sign on a roof-like projection over a door or window or on a fabric or roof-like sidewalk cover. When canopy signs are used in the study area, they should be integrated into the architecture of the building on which they are placed.
- K. Billboard - a sign supported from the ground, affixed to a wall or building roof for a series of alternating advertising. Since billboards have a very significant visual impact on the area in which they are placed and there are already a number of billboards in the Pendleton Pike, it is recommended that no new billboards be constructed in the study area.
- L. Window sign - a sign placed in, behind, affixed to or painted on a window so that it can be seen from the public right-of-way. Included are neon signs, temporary sale signs, sign boards, and painted signs. Window signs are common in the study area, and therefore they are recommended for future use.

Window signs may be used to identify the business, list major items sold or advertise sales or prices (sales and price signs should be only temporary).

- M. Miscellaneous signs - There are certain types of business identification that do not fall into any of the above categories such as large balloons, either on the ground or in the air; pennants; portable signs; large statue-like figures; immobile vehicles with signs on the sides, etc. These types of signs are not permitted by the Sign Ordinance.

In general these types of signs simply add to the visual chaos of an area, and therefore are not recommended for the Pendleton Pike area.

#### S-II. Classification of Content:

- A. Advertising sign - a sign which directs attention to any business, product activity or service that is not the primary business, product, activity or service conducted on the premises upon which such sign is located.
- B. Business sign - a sign which directs attention to a business, building, product, activity or service manufactured, sold or offered on the premises where such sign is located. Business signs should not contain advertising such as the logo of a



product that is not the primary product sold on the premises.

It is assumed that every business in the study area may have at least one business sign.

- C. Incidental sign - a sign that designates accessory uses direction, identification, information or real estate for sale, rent or lease. It is assumed that businesses in the study area will have need for incidental signs.

S-III. Sign Construction:

- A. Materials - In general signs should be constructed out of durable materials that are compatible with the surrounding area or the building on which they are placed.

1. Wooden sign - a sign constructed primarily of either wood or plywood. Wooden signs are fairly common in the Pendleton Pike area, especially painted plywood. As long as they are well maintained, wooden signs are acceptable in this area.
2. Metal sign - a sign constructed primarily of metal, either painted or natural finish. It may be a continuous sheet or individual letters. Metal signs are acceptable in the study area.
3. Plastic sign - a sign constructed primarily of plastic, although it may be a plastic face in a metal box. It may be in the form of a continuous sheet or individual letters. Plastic signs are both common and acceptable in the Pendleton Pike area.
4. Neon sign - a sign made of glass tube filled with neon gas which glows when an electric current passes through it. They are usually placed inside store windows. Neon signs are acceptable in the study area.
5. Electronic message sign - a sign made up of many individual light bulbs set in a grid and electronically controlled to change the message on the sign. This is not a common sign type in the study area and, therefore, it is not recommended for use in the area.
6. Changeable copy sign - a sign board with

lettering that can be manually changed to alter the sign message. These signs are acceptable in the study area. Twenty-five percent of any wall, roof, pole or projecting sign may be a reader board sign.

7. Painted sign - a sign painted directly on the surface of a building. Even though this type of sign has been used in the Pendleton Pike area before, it should not be permitted in the study area especially in situations where the surface to be painted has never been painted before. When tenants change it is easier to remove a separate sign than it is to remove paint from a building wall.

- B. Sign color - In general signs should have colors that are compatible with the immediate environment in which they are placed. Sign lettering should contrast with the background it is placed on so that it can be read, but it should not contrast so much that it dominates the surrounding environment.

The color of individual letter signs should complement the surface they are placed on. The dominate feature of any sign that has a background should be the lettering and not the background. Similarly, internally lit signs should generally have a dark background and light letters to feature the letters and not the background.

- C. Sign illumination - If it is necessary to illuminate a sign for use at night, it should be done in such a way that the means of lighting does not dominate the sign.

1. External illumination - lit by shining lights on the sign. This can be accomplished in a number of ways: concealed ground lights, valance lights, shaded spot lights, etc. Bulbs in fixtures that are used for external illumination of signs should be concealed from public view. In no case should bare bulbs be used to illuminate or draw attention to a sign.
2. Internal illumination - lit by fixtures inside the sign that shine through a translucent surface.

Both internal and external illuminated signs are appropriate in the study area. Neither type of illumination should be by flashing lights, though.

D. Sign letters -

1. Style - Style of lettering should be selected on the basis of legibility. Helvetica with a combination of upper and lower case letters is an example of an easy to read lettering style. The letters need to be simple and open.
2. Height - A typical maximum height for sign lettering in the Pendleton Pike area is twenty-four inches. This should be the maximum permitted in the area.

E. Sign location -

1. Pole sign - If a pole sign is used (see S.I.B. above), the bottom edge of the sign should be at least nine feet from the ground, the top edge no higher than twenty feet and all portions of the sign should be behind the existing building setback lines from adjacent street rights-of-way.
2. Ground sign - Ground signs should also have all portions of their structure behind existing right-of-way lines.
3. Wall sign - Wall signs should be located on the strip of building front located between the top of the first level windows and the top of the facade on one story buildings, and between the top of the first and the bottom of the second level windows of a multi-story building. They should be located only on the front of building facades with frontage on public streets. Wall signs should be applied so that they blend in with the details of the storefront and not cover decorative brick work, transom windows, etc.
4. Window sign - Opaque signs placed on windows should be out of the normal vision lines for people on the sidewalk, usually at the top of the window. Name of business signs that can generally be seen through (individual letters) can be at eye level.

5. Incidental sign - Since most incidental signs are smaller than advertising and business signs, and since they may serve a number of different functions, the location of these signs must be reviewed individually.

It should be said, though, that they should not impede the vision of motorists or be placed in the right-of-way.

F. Sign size -

It is recommended that the maximum amount of sign square footage for all signs on any one street frontage of a business is one hundred square feet. The maximum recommended size for each sign type in the Pendleton Pike area is shown below:

1. Pole sign -

<u>Linear Ft. or Frontage</u>	<u>Max. Sq. Ft. of Sign Surface</u>
0 - 100	60
100 - 200	100
200+	250

Integrated center - In addition to wall signs (100 sq. ft. each max.), businesses in an integrated center may have signs on a combined pole sign. Each of these signs should be no larger than 24 sq. ft. There may be an additional sign on the pole identifying the center. These signs should be no larger than 70 square feet.

	<u>Max. Sq. Ft. of Sign Surface</u>
2. Ground sign -	24
3. Wall sign -	Total of 100
4. Projecting sign - (not on a facade fronting on a street unless 50 ft. from R.O.W.)	24

5. Window sign -
 

Permanent -	25% of glass
Temporary -	15% of glass

 (window signs should allow normal vision into store windows)
6. Incidental sign - 6
7. Roof sign - 50
 

(apparatus to support the sign should not be visible from streets)

G. Number of Signs -

1. Corner Lots
 

One roof sign and two wall signs,  
or  
One pole sign and two wall signs,  
or  
One projecting sign and two wall signs,  
or  
One ground sign and two wall signs,  
or  
Three wall signs.
2. Interior Lots
 

One roof sign and one wall sign  
or  
One pole sign and one wall sign  
or  
One projecting sign and one wall sign  
or  
One ground sign and one or two wall signs.

If an interior lot has a frontage of more than one hundred feet in width, then the property may have the same number and combination of signs as described above for corner lots.

## APPENDIX A

### I. Population Characteristics

According to the census, 10,006 persons lived in the 38th and Shadeland Subarea on April 1, 1980.

#### Race and Spanish Origin

The census showed that the 38th and Shadeland area had 6,769 Whites and 3,087 Blacks. In Census Tract 3308.02, of which only part is in the 38th and Shadeland area, 135 people were of other races and 73 were of Spanish origin (may be of any race). In Census Tract 3309, of which 100 percent is in the 38th and Shadeland area, 108 people were of other races and 73 were of Spanish origin (may be of any race). In Census Tract 3602.01, of which only part is in the 38th and Shadeland area, 57 people were of other races and 42 were of Spanish origin (may be of any race).

#### Age, Household, and Family Characteristics

Among the 10,006 persons living in the 38th and Shadeland area, 9.04 percent were between the ages of 0 and 5; 23.22 percent were between the ages of 6 and 18; 43.9 percent were between the ages of 19 and 44; 18.07 percent were between the ages of 45 and 64; and 5.4 percent were 65 and older.

There are 6,621 households in the three census tracts (3308.02, 3309, and 3602.01), of which the 38th and Shadeland area is a part. There were 1,698 one person households in 1980 which is 25.65 percent. Nonfamily households, composed of householders who lived alone or only with unrelated persons, were 345 which represented only 5.21 percent of all households in the three census tracts.

With respect to marital status of those persons 15 years and older, CT 3308.02 had 3,531 males of which 21.41 percent were single; 43.27 percent were married; and 7.11 percent were divorced. This same tract had 3,781 females of which 17.56 percent were single; 40.31 percent were married; and 10.92 percent were divorced. CT 3309 had 2,978 males of which 21.09 percent were single; 40.77 percent were married; and 6.28 percent were divorced. This same tract had 3,232 females of which 20.85 percent were single; 37.90 percent were married; and 10.24 percent were divorced. CT 3602.01 had 1,976 males of which 19.18 percent were single; 48.18 percent were married; and 7.44 percent were divorced. This same tract had 2,256 females of which 18.04 percent were single; 42.46 percent were married; and 11.39 percent were divorced.

CT3308.02 contains 1,187 households with one or more persons under 18 years; 4.13 percent of these households are headed by a male with no wife present; 22.33 percent of these households are headed by a female with no husband present. CT 3309 contains 993 households with one or more persons under 18 years; 5.44 percent of these households are headed by a male with no wife present; 23.06 percent of these households are headed by females with no husband present. CT 3602.01 contains 632 households with one or more persons under 18 years; 3.48 percent of these households are headed by males with no wife present; 18.2 percent of these households are headed by females with no husband present.

#### Educational Attainment

CT 3308.02 contained 3,282 persons over 25 years; 12.89 percent had only attained an elementary school education; 54.42 percent attained a high school diploma; and 10.69 percent had complete four or more years of college. CT 3309 contained 3,292 persons over 25 years; 7.65 percent had only attained an elementary school education; 42.28 percent attained a high school diploma; and 12.09 percent had completed four or more years of college. CT 3602.01 contained 2,601 persons over 25 years; 10.27 percent had only attained an elementary school education; 52.75 percent attained a high school diploma; and 81.77 percent had completed four or more years of college. Out of 1,848 Blacks over 25 years, 8.55 percent had completed four or more years of college. This percentage is close to or exceeding the overall percentage of college educated in these three census tracts.

#### School Enrollment

CT 3308.02 had 1,927 persons 3 years and over enrolled in school; 61 in nursery school; 1,099 in kindergarten through the eighth grade; 483 in high school; and 284 in college. CT 3309 had 1,891 persons 3 years and over enrolled in school; 67 in nursery school; 1077 in kindergarten through the eighth grade, 488 in high school; and 259 in college. CT 3602.01 had 1,122 persons 3 years and over enrolled in school; 62 in nursery school; 577 in kindergarten through the eighth grade; 319 in high school; and 164 in college.

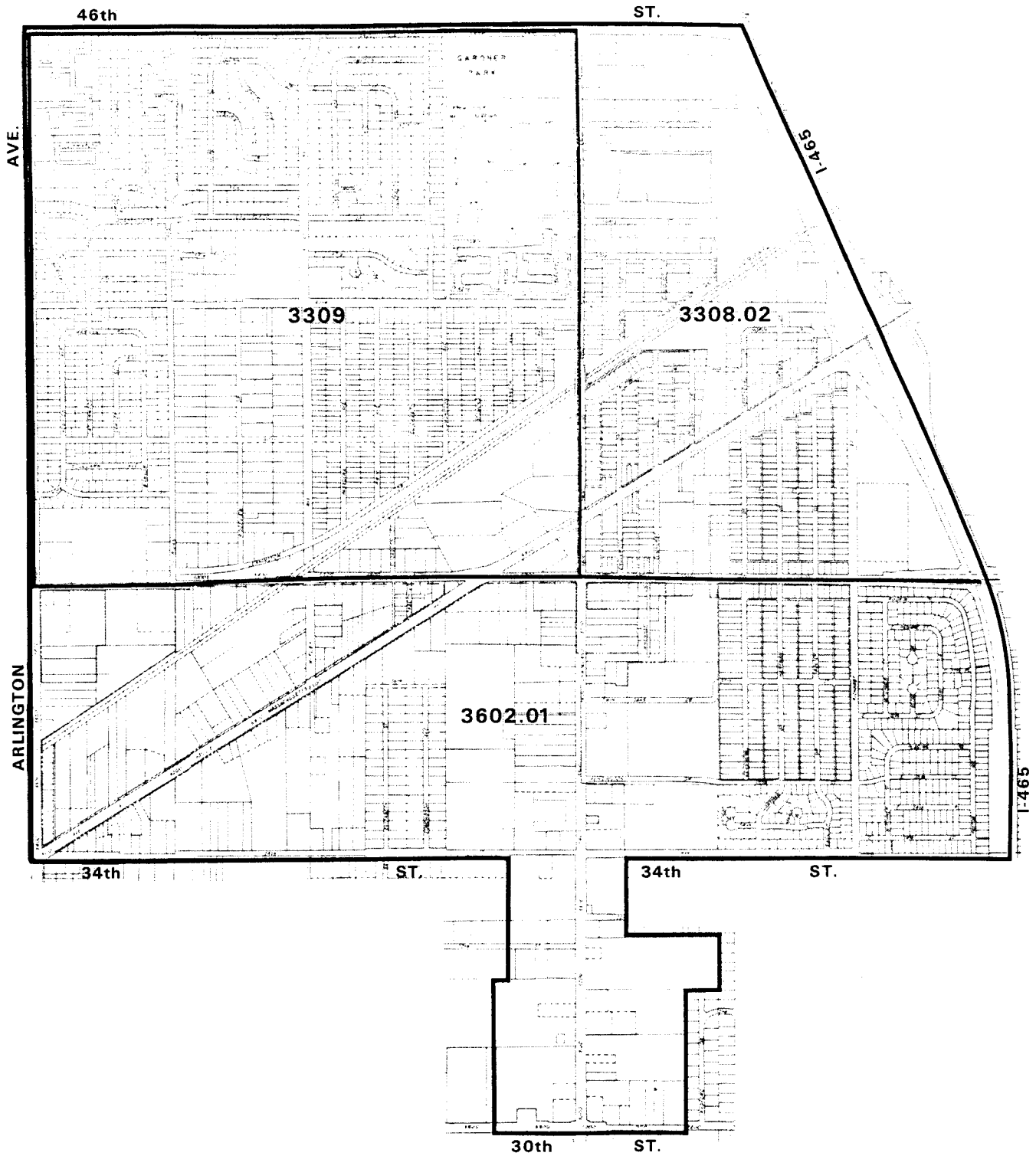
## II. Housing Characteristics

According to the census, 3,955 housing units existed in the 38th and Shadeland Subarea on April 1, 1980. Owner-occupied units numbered 2,084. Renter-occupied units numbered 1,642; and vacant units numbered 229.

Average value of an owner-occupied house in CT 3308.02 was \$32,542; CT 3309 was \$32,827; and CT 3602.01 was \$35,604. Average monthly rent for renters in CT 3308.02 was \$224; CT 3309 was \$232; and CT 3602.01 was \$158.

Long-term vacancies for units being for sale for more than 6 months in CT 3308.02 was zero; CT 3309 was eight; CT 3602.01 was one. Boarded up units in CT 3308.02 was one; CT 3309 was six; CT 3602.01 was five.





**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 21 / CENSUS TRACTS**

The preparation of this map was financed in part by a Community Development Block Grant

October, 1986  
 Department of Metropolitan Development  
 Division of Planning  
 Indianapolis-Marion County, Indiana

## APPENDIX B

### 38TH AND SHADELAND AREA PLAN

#### A Decennial Statistical Profile 1960 \* 1970 \* 1980

Comparative figures for the following census areas:

1. Tract 3308.01 combined with 3308.02
2. Tract 3309 alone
3. Tract 3602.01 combined with 3602.02
4. Warren Township
5. Lawrence Township
6. Marion County

Census Tract 3308.01 combined with 3308.02

(Only part of this area is in the  
38th and Shadeland Area)

INFORMATION									
Tract 3308.01									
Combined with 3308.02									
	1960 (%)	1970 (%)	1980 (%)	% Change	1970 - 1980	% Change	1960 - 1980	% Change	1960 - 1980
	of total	of total	of total	of whole #'s	of whole #'s	of whole #'s	of whole #'s	of whole #'s	of whole #'s
1. Total Population	2678	15507	15900	479%	3%	494%			
a. Male	1310	7558	7611	49%	477%	481%			
b. Female	1368	7949	8289	51%	481%	506%			
c. Under 5 years	349	2134	1658	14%	511%	375%			
d. 5-19 years	709	4521	4339	26%	538%	512%			
e. 20-59 years	1374	8312	9054	51%	505%	559%			
f. 60-64 years	83	194	316	3%	134%	281%			
g. 65 and older	163	346	533	6%	112%	227%			
h. White	2675	15232	12573	100%	469%	370%			
i. Black	1	186	2929	0%	100%	1475%			
j. Single Males	147	948	1587	17%	545%	980%			
k. Married Males	709	3726	3049	81%	426%	330%			
l. Divorced Males	15	166	520	2%	1007%	3367%			
Total Males In Group	871	4840	5156		456%	492%			
m. Single Females	109	984	1449	13%	803%	1229%			
n. Married Females	725	3726	3046	84%	414%	320%			
o. Divorced Fem.	29	166	955	3%	472%	3193%			
Total Females In Group	863	5084	5450		489%	532%			
2. Housing Units									
a. Total Units	825	4795	5804		481%	604%			
b. Owner Occupied	604	2537	2376	73%	320%	293%			
c. Renter Occupied	221	2258	3428	27%	922%	1451%			
3. Households									
a. Total Househlds	825	4795	5804		481%	604%			
b. Persons per Household	3.25	3.23	2.72						
4. Income									
a. Median Income	\$6,607	\$10,312	\$18,000						
5. Education Completed (25 yrs. of age and older)									
a. 0-11 Years	646	2144	1914	45%	33%	196%			
b. High School	621	2765	3602	43%	42%	480%			
c. College (1 or more yrs.)	163	1609	2189	11%	25%	1243%			

Census Tract 3309

(All of this area is in the  
38th and Shadeland Area)

# INFORMATION

Tract 3309

	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change 1960 - 1970 of whole #'s	% Change 1970 - 1980 of whole #'s	% Change 1960 - 1980 of whole #'s
1. Total Population	4468	6223	6210	39%	0%	39%
a. Male	2234	3045	2978	36%	-2%	33%
b. Female	2234	3178	3232	42%	2%	45%
c. Under 5 years	906	517	528	-43%	2%	-42%
d. 5-19 years	1224	2098	1726	71%	-18%	41%
e. 20-59 years	2217	3269	3494	47%	7%	58%
f. 60-64 years	45	140	172	211%	23%	282%
g. 65 and older	76	199	290	162%	46%	282%
h. White	4456	6184	3096	39%	-50%	-31%
i. Black	2	24	3006	1100%	12425%	150200%
j. Single Males	138	608	628	341%	3%	355%
k. Married Males	1089	1416	1214	30%	-14%	11%
l. Divorced Males	10	59	187	490%	217%	1770%
Total Males In Group	1237	2083	2029	68%	-3%	64%
m. Single Females	103	535	674	419%	26%	554%
n. Married Females	1096	1441	1225	31%	-15%	12%
o. Divorced Fem.	19	145	331	663%	128%	1642%
Total Females In Group	1218	2121	2230	74%	5%	83%
2. Housing Units						
a. Total Units	1138	1869	2205	64%	18%	94%
b. Owner Occupied	1077	1126	1231	5%	9%	14%
c. Renter Occupied	61	743	974	1118%	31%	1497%
3. Households						
a. Total Househlds	1138	1869	2205	64%	18%	94%
b. Persons per Household	3.93	3.33	2.82			
4. Income						
a. Median Income	\$7,803	\$11,814	\$21,182			
5. Education Completed (25 yrs. of age and older)						
a. 0-11 Years	571	812	848	42%	4%	49%
b. High School	863	1200	1392	39%	16%	61%
c. College (1 or more yrs.)	746	1079	1052	45%	-3%	41%

Census Tract 3602.01 combined with 3602.02

(Only part of this are is in the  
38th and Shadeland Area)

**INFORMATION**  
**Tract 3602.01**  
**Combined with 3602.02**

	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change 1960 - 1970 of whole #'s	% Change 1970 - 1980 of whole #'s	% Change 1960 - 1980 of whole #'s
1. Total Population	3830	10152	8295	165%	-18%	117%
a. Male	1886	49%	4968	49%	-19%	113%
b. Female	1944	51%	5184	51%	-17%	120%
c. Under 5 years	687	18%	1040	10%	-41%	-11%
d. 5-19 years	1022	27%	3642	36%	-40%	113%
e. 20-59 years	1999	52%	5094	50%	-5%	142%
f. 60-64 years	39	1%	146	1%	91%	615%
g. 65 and older	103	3%	230	2%	70%	280%
h. White	3826	100%	10068	99%	-22%	105%
i. Black	0	0%	42	.004%	662%	100%
j. Single Males	135	12%	761	24%	-1%	461%
k. Married Males	978	87%	2306	73%	-15%	101%
l. Divorced Males	14	1%	87	3%	161%	1521%
Total Males In Group	1127	3154	2947	180%	-7%	161%
m. Single Females	141	12%	694	21%	4%	413%
n. Married Females	992	86%	2349	73%	-16%	99%
o. Divorced Fem.	19	2%	194	6%	84%	1779%
Total Females In Group	1152	3237	3051	181%	-6%	165%
2. Housing Units						
a. Total Units	1020	2831	2914	178%	3%	186%
b. Owner Occupied	932	91%	2382	84%	-12%	126%
c. Renter Occupied	88	9%	449	16%	80%	820%
3. Households						
a. Total Househlds	1020	2831	2914	178%	3%	186%
b. Persons per Household	3.75	3.59	2.9			
4. Income						
a. Median Income	\$7,525	\$12,205	\$23,694			
5. Education Completed (25 yrs. of age and older)						
a. 0-11 Years	752	40%	1587	33%	-32%	43%
b. High School	703	38%	2266	47%	7%	246%
c. College (1 or more yrs.)	410	22%	1017	21%	29%	219%



**Lawrence Township**

# INFORMATION

## Lawrence Township

	1960 of total	(%)	1970 of total	(%)	1980 of total	(%)	% Change 1960 - 1970 of whole #'s	% Change 1970 - 1980 of whole #'s	% Change 1960 - 1980 of whole #'s
1. Total Population	34305		66296		75860		93%	14%	121%
a. Male	17756	52%	33345	50%	36941	49%	88%	11%	108%
b. Female	16649	49%	32952	50%	38916	51%	98%	18%	134%
c. Under 5 years	5351	16%	6473	10%	5920	8%	21%	-9%	11%
d. 5-19 years	9842	29%	21170	32%	19588	26%	115%	-7%	99%
e. 20-59 years	17652	51%	34279	52%	44235	58%	94%	29%	151%
f. 60-64 years	545	2%	1368	2%	2205	3%	151%	61%	305%
g. 65 and older	1015	3%	2006	3%	3912	5%	98%	95%	285%
h. White	34047	99%	65100	99%	59762	80%	91%	-8%	76%
i. Black	264	1%	883	1%	14641	20%	100%	1558%	100%
j. Single Males	2500	23%	6225	27%	7916	29%	149%	27%	217%
k. Married Males	8432	76%	16259	71%	16902	63%	93%	4%	100%
l. Divorced Males	170	2%	483	2%	2024	8%	184%	319%	1091%
Total Males In Group	11102		22967		26842		107%	17%	142%
m. Single Females	1209	12%	4617	21%	7170	26%	282%	55%	493%
n. Married Females	8270	85%	16602	74%	16627	61%	101%	0%	101%
o. Divorced Fem.	226	2%	1129	5%	3455	13%	400%	206%	1429%
Total Females In Group	9705		22348		27252		130%	22%	181%
2. Housing Units									
a. Total Units	8786		19219		27186		119%	41%	209%
b. Owner Occupied	7306	83%	12889	67%	15747	58%	76%	22%	116%
c. Renter Occupied	1480	17%	6330	33%	11439	42%	328%	81%	673%
3. Households									
a. Total Househlds	8790		19219		27186		119%	41%	209%
b. Persons per Household	NA		NA		2.72				
4. Income									
a. Median Income	NA		NA		\$23,304				
5. Education Completed (25 yrs. of age and older)									
a. 0-11 Years	5077	32%	8461	27%	7882	19%	67%	-7%	55%
b. High School	6528	41%	12490	40%	16419	39%	91%	31%	152%
c. College (1 or more yrs.)	4358	27%	10561	34%	17459	42%	142%	65%	301%

**Warren Township**

# INFORMATION

## Warren Township

	1960 of total	(%)	1970 of total	(%)	1980 of total	(%)	% Change 1960 - 1970 of whole #'s	% Change 1970 - 1980 of whole #'s	% Change 1960 - 1980 of whole #'s
1. Total Population	60345		85837		89208		42%	4%	48%
a. Male	29227	48%	41059	48%	42194	47%	40%	3%	44%
b. Female	31119	52%	44778	52%	47013	53%	44%	5%	51%
c. Under 5 years	7266	12%	7594	9%	6167	7%	5%	-19%	-15%
d. 5-19 years	15344	25%	26521	31%	22261	25%	73%	-16%	45%
e. 20-59 years	30928	51%	41685	49%	47364	53%	35%	14%	53%
f. 60-64 years	2241	4%	3231	4%	4020	5%	44%	24%	79%
g. 65 and older	4389	7%	6802	8%	9396	11%	55%	38%	114%
h. White	59690	99%	81611	95%	80936	92%	37%	-1%	36%
i. Black	615	1%	3989	5%	7327	8%	100%	84%	100%
j. Single Males	3323	17%	6201	22%	8227	27%	87%	33%	148%
k. Married Males	15736	81%	20564	74%	20237	66%	31%	-2%	29%
l. Divorced Males	336	2%	860	3%	2371	8%	156%	176%	606%
Total Males In Group	19395		27625		30835		42%	12%	59%
m. Single Females	3326	17%	6093	21%	7579	24%	83%	24%	128%
n. Married Females	15825	79%	20948	73%	20293	64%	32%	-3%	28%
o. Divorced Fem.	780	4%	1841	6%	4040	13%	136%	119%	418%
Total Females In Group	19931		28882		31912		45%	10%	60%
2. Housing Units									
a. Total Units	18248		26619		32701		46%	23%	79%
b. Owner Occupied	14681	80%	19588	74%	21867	67%	33%	12%	49%
c. Renter Occupied	3567	20%	7031	26%	10834	33%	97%	54%	204%
3. Households									
a. Total Househlds	18249		26619		32701		46%	23%	79%
b. Persons per Household	NA		NA		2.68				
4. Income									
a. Median Income	NA		NA		\$22,380				
5. Education Completed (25 yrs. of age and older)									
a. 0-11 Years	15150	44%	18154	39%	15225	29%	20%	-16%	0%
b. High School	12013	35%	18464	40%	23014	43%	54%	25%	92%
c. College (1 or more yrs.)	7027	21%	10124	22%	14675	28%	44%	45%	109%

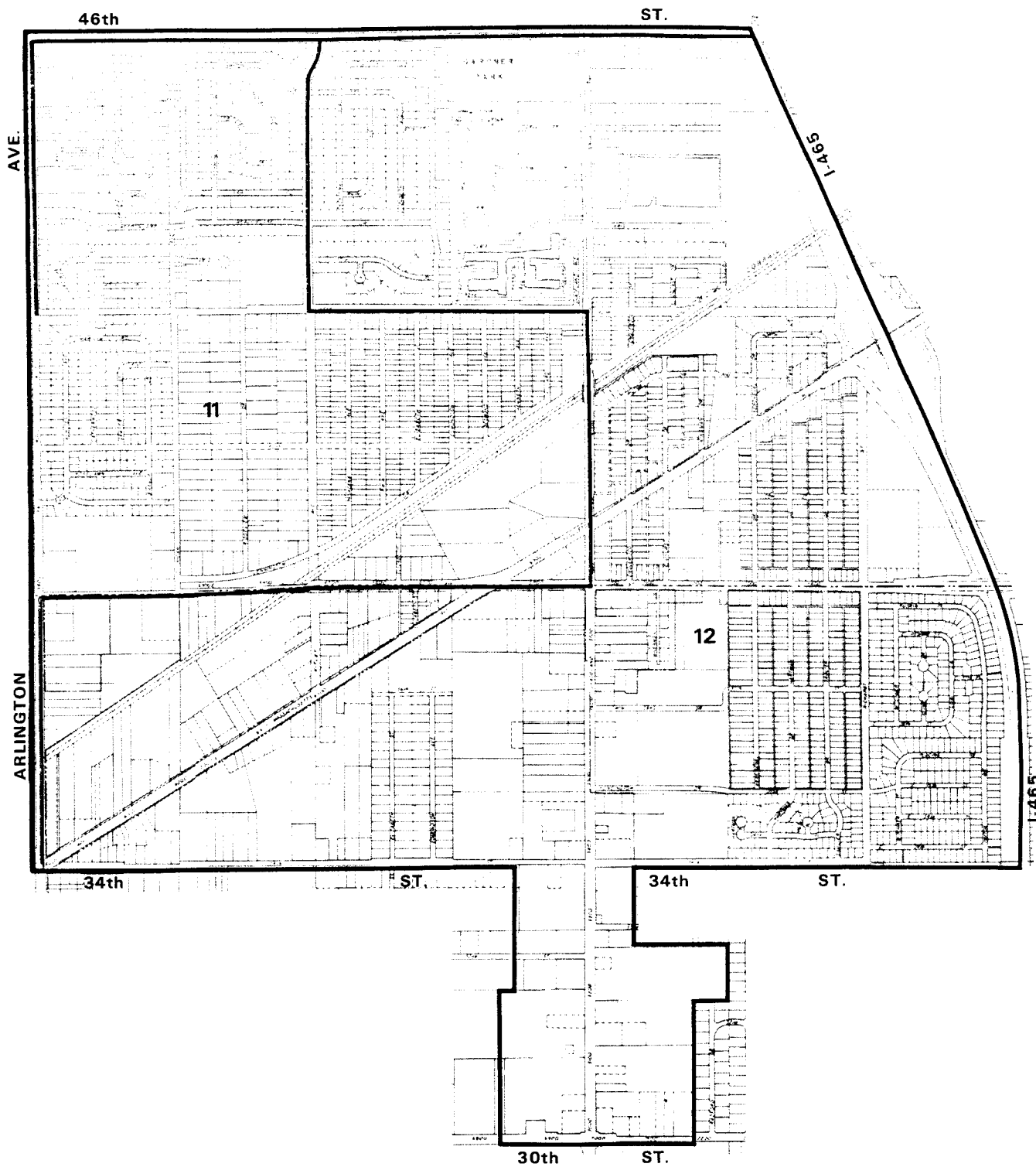
**Marion County**

**B12.**

# INFORMATION

## Marion County

	1960 of total	(%) of total	1970 of total	(%) of total	1980 of total	(%) of total	% Change 1960 - 1970 of whole #'s	% Change 1970 - 1980 of whole #'s	% Change 1960 - 1980 of whole #'s
1. Total Population	698168		792299		765233		13%	-3%	10%
a. Male	334238	48%	379655	48%	364199	48%	14%	-4%	9%
b. Female	361596	52%	412644	52%	401034	52%	14%	-3%	11%
c. Under 5 years	84931	12%	70867	9%	57075	7%	-17%	-19%	-33%
d. 5-19 years	180462	26%	238095	30%	186967	24%	32%	-21%	4%
e. 20-59 years	345199	49%	383714	48%	409179	53%	11%	7%	19%
f. 60-64 years	27249	4%	31485	4%	32714	4%	16%	4%	20%
g. 65 and older	59194	8%	68138	9%	79298	10%	15%	16%	34%
h. White	596835	86%	655283	83%	601092	92%	10%	-8%	1%
i. Black	99912	14%	134486	17%	153310	8%	100%	14%	100%
j. Single Males	46989	21%	67786	26%	79962	30%	44%	18%	70%
k. Married Males	166933	76%	180834	70%	160013	61%	8%	-12%	-4%
l. Divorced Males	7067	3%	11277	4%	22969	9%	60%	104%	225%
Total Males In Group	220989		259897		262944		18%	1%	19%
m. Single Females	44032	20%	63789	24%	74638	28%	45%	17%	70%
n. Married Females	168841	78%	184285	69%	159642	59%	9%	-13%	-5%
o. Divorced Fem.	2523	1%	19914	7%	35484	13%	689%	78%	1306%
Total Females In Group	215396		267988		269764		24%	1%	25%
2. Housing Units									
a. Total Units	211798		251522		285092		19%	13%	35%
b. Owner Occupied	136064	64%	154941	62%	168539	59%	14%	9%	24%
c. Renter Occupied	75734	36%	96581	38%	116553	41%	28%	21%	54%
3. Households									
a. Total Households	211798		257522		285092		22%	11%	35%
b. Persons per Household	3.23		3.09		2.63				
4. Income									
a. Median Income	\$6,609		\$10,819		\$17,400				
5. Education Completed (25 yrs. of age and older)									
a. 0-11 Years	211788	54%	187324	45%	144440	33%	-12%	-23%	-32%
b. High School	106910	27%	139866	33%	163470	37%	31%	17%	53%
c. College (1 or more yrs.)	71122	18%	92348	22%	136146	31%	30%	47%	91%



**38TH STREET & SHADELAND AVENUE AREA PLAN**  
**MAP 22 / COUNCILMANIC DISTRICTS**



October, 1986

The preparation of this map was financed in part by a Community Development Block Grant

Department of Metropolitan Development  
 Division of Planning  
 Indianapolis-Marion County, Indiana

Appendix C

38TH/SHADELAND SURVEY RESULTS

290 Surveys Distributed

190 Surveys Actually Were Received by Businesses

53 Surveys Were Returned and Tabulated

For a 27.8% Response Rate



## 38TH & Shadeland Business Survey Initial Summary

### Type of Business:

- 72% Retail
- 13% Wholesale/Manufacturing
- 9% Office
  - of the 72% Retail, 17% is auto-related.
  - 4% are part of a Franchise.
  - 92% are not part of a Franchise.

### Length at Present Location:

- 9% less than 3 years
- 17% 3 - 5 years
- 19% 5 - 10 years
- 32% 10 - 20 years
- 21% Over 20 years.

### Site Location Importance:

- 23% Cost of Space
- 13% Sale Potential/Traffic Volume
- 8% Size/Type of Space Available
- 14% Sales due to Surrounding Neighborhood
- 23% Good Interstate Access
- 14% Access to Site.

### Most Detrimental to Business:

- 43% Adult Entertainment Facilities
- 34% Loss of Business
- 30% Commercial Buildings in Disrepair
- 29% Crime
  - Least detrimental to business, lack of parking (7%)

### Ownership:

- 42% are Purchasing Building
- 58% are Renting/Leasing
- 51% of Owners live in Marion County
- 9% of Owners do not live in Marion County
- 40% Did not Respond

### Age of Building:

- 2% Less than 5 years
- 8% 5 - 10 years
- 44% 10 - 20 years
- 28% 20 - 30 years
- 15% Over 30 years.

Plans to Expand:

47% No Plans to Expand  
24% Plan to Expand at Another Location  
22% Plan to Expand at Present Location.

Judge Future at Present Locations:

42% Optimistic  
36% Adequate  
19% Pessimistic.

How Do You Judge Credit Availability for Your Business:

53% Very Good  
23% Good  
9% Fair  
9% Poor  
6% No Response

Has Your Location Been a Site of Crime in the Last Three Years:

55% Yes  
38% No

Perception of Crime:

28% Increasing  
28% About the Same  
4% Decreasing  
2% No Opinion  
37% Did Not Respond

Improvements Which Would Encourage People To Use The Area

(Rank 1 - 3) (#1 Being the Most Important Improvement)

Ranked #1:

33% Building Renovation  
27% Crime Control  
10% Other  
8% Improved Drainage

Ranked #2:

18% Improved Lighting  
16% Building Renovation  
15% Improved Drainage  
15% Crime Control  
13% Curb & Sidewalk Placement or Renovation

Ranked #3:

18% Building Renovation  
14% Crime Control  
14% Street Resurfacing  
14% Improved Lighting

Building/Site Improvement Made in Last 5 Years:

41% New Roof  
28% Wiring  
28% Plumbing  
66% Paint Ext./Int.  
23% Landscaping  
40% Parking  
13% Did Not Respond

Building/Structural Improvements Planned in Next Two Years:

6% Roof  
2% Wire/Plumbing  
15% Parking  
49% No Plans to Improve  
32% Did Not Respond

Site/Aesthetic Building Improvements Planned in Next Two Years:

45% Paint Interior  
42% Paint Exterior  
23% Landscaping  
19% Other  
25% Did Not Respond

## SUMMARY OF 38TH AND SHADELAND BUSINESS SURVEY

### GENERAL COMMENTS

- Adverse publicity of the area in the last two-three years has driven off the upper income trade we had developed earlier. Sales are in declining mode. We will probably move or go out of business within a few months. (3422 North Shadeland)
- The City does not enforce the laws regulating the upkeep of property in this area. Vacant lots are overgrown with weeds and people dump trash all over. This is detrimental to business.
- Sign standard improved.
- Lighting improved.
- Reopen all closed-up business places.
- Our business is still increasing in sales at this location (7209 Pendleton Pike).
- Adult entertainment should be out of the general public's way. Probably has right to exist. Should be heavily licensed and taxed.
- View adult bookstores/entertainment as a very negative aspect of this area.
- Area needs to be free of adult bookstores and adult movie stores for future growth.
- Remove all adult entertainment businesses.
- Remove all adult entertainment centers and enforce zoning regulations.
- Present eyesores - such as old Ramada Inn and Adult Entertainment businesses - give area a nondeserved, bad reputation.
- Control of "Adult Entertainment".
- I believe appearance wise the first impression is not very favorable because of peep-shows, adult bookstores, etc., in the area. Also, the lack of anything new in this present location doesn't encourage new business.
- We have no complaints about the area as is.

- I would prefer remaining in this location and renovating and expanding this facility. It is much less expensive than total relocation and a new facility. At this point, Toyota is insisting that we relocate nearer to an auto row such as the 10th and Shadeland area. If I was able to show concrete evidence of growth and stability in this area, pressure to relocate might be reduced. (4423 North Shadeland)
- We have been in this location for 32 years (6004 Massachusetts). We are concerned that our lease that expires in 2 1/2 years will not be renewed. We have heard that our landlord (Paper Art Company, 3500 North Arlington) plans to tear this corner down for parking. Could your division inquire about this?
- Landscaping and renovation would certainly help appearance wise - abandoned businesses are quite an eyesore.
- Being setback off the road, I find employees apprehensive after dark about the door being unlocked and going out into the parking lot. (3709 North Shadeland)
- One of the main reasons we moved here from our past location at 3500 North Shadeland, in Lawrence the Police protection is better (7129 East 46th Street).
- Problem with drainage in the 3800 block of Englewood (behind Denny's) is affecting businesses at 3841 Pendleton Pike.
- Street conditions and high volume of traffic (6875 Faris Avenue).
- We are planning a new building -- to be completed this year near 32nd and Shadeland. We deal in high end building specialties and hope to attract customers (retail and wholesale) from Carmel and Central Indiana to our new manufacturing Showroom (3241 North Shadeland).
- The deterioration of the area on the map, plus the rapid development of the Castleton area have caused retail customers to shop at the latter. I see no way the area can be improved as a retail location, but improvements would make it a better place for local residents. We will pursue plans to leave regardless of any renovation effort (3422 North Shadeland).
- Biggest problem with location is the entrance and exit at 43rd and 42nd and Shadeland. Many accidents are occurring, some serious (4301 North Shadeland). 42nd Street and Shadeland being 1/2 block north of 43rd Street and Shadeland is very confusing to motorists.

- A very large industrial and residential community is serviced by 43rd Street.
- A cut through road from 43rd Street to Faris or 46th or 45th Street would be a major solution.
- In the past 4 years, the neighborhood continued to deteriorate with the closing of business (Ramada Inn) and the opening of many adult entertainment facilities. Crime and undesirable persons are drawn to the area because of the book stores, peep shows, etc.
- Clean up trash in yards, remove old junk vehicles off properties and streets.

GE/KJ.539.38shappc

Appendix D

38TH AND SHADELAND AREA PLAN

REZONINGS  
1968 - 1985

1. Case Number: 68-Z-57  
Location: Between Kercheval and Elmhurst, South of Pendleton Pike  
Original Zoning: D-5  
Requested Zoning: U3-H1-A4  
Proposed Use: Commercial (K-Mart)  
Staff Comment: Recommends denial because the Comprehensive Land Use Plan calls for multi-family on that parcel.  
Board Comment: No comment on file.
2. Case Number: 68-Z-88  
Location: East 38th south side, 462' west of Shadeland  
Original Zoning: D-3  
Requested Zoning: B-2  
Proposed Use: Office Building and Personal Service Shop  
Staff Comment: Recommends approval because such development fits the Comprehensive Land Use Plan.  
Board Comment: Regulations pertaining to signs must be met.
3. Case Number: 68-Z-127  
Location: West side of Shadeland, 650' south of 46th  
Original Zoning: A-2  
Requested Zoning: U3-H1-A2  
Proposed Use: Commercial Shops  
Staff Comment: Recommends approval with a deceleration land provided along the commercial frontage of Shadeland.  
Board Comment: Same.
4. Case Number: 68-Z-128  
Location: West side of Shadeland between 46th and 42nd  
Original Zoning: A-2  
Requested Zoning: D-5  
Proposed Use: Apartment Complex  
Staff Comment: Recommends approval with a deceleration land along Shadeland.  
Board Comment: Same.

5. Case Number: 68-Z-181  
Location: 3815 North Shadeland  
Original Zoning: D-3  
Requested Zoning: U3-H1-A3  
Proposed Use: Restaurant  
Staff Comment: Recommends approval with the 6' fence on the east property line angled across the corner of Englewood.  
Board Comment: Same and dedicate right-of-way.
6. Case Number: 68-Z-205  
Location: 7004 East 30th  
Original Zoning: Special Use  
Requested Zoning: I-2-S  
Proposed Use: Light Industry  
Staff Comment: Recommends approval because it is proposed industrial by the Comprehensive Land Use Plan.  
Board Comment: Same and dedicate right-of-way.
7. Case Number: 69-Z-276  
Location: 7105 Pendleton Pike/3870 Elmhurst  
Original Zoning: D-5  
Requested Zoning: C-4  
Proposed Use: Restaurant  
Staff Comment: Recommends approval because the Comprehensive Land Use Plan shows the area as commercial.  
Board Comment: Petitioner must dedicate right-of-way for Pendleton Pike widening.
8. Case Number: 70-Z-190  
Location: 3703, 3707 Shadeland  
Original Zoning: D-5, D-8  
Requested Zoning: C-4  
Proposed Use: Commercial Building  
Staff Comment: Recommends approval subject to dedication of 10' for widening of Shadeland.  
Board Comment: Same.
9. Case Number: 71-Z-116  
Location: 3351 North Shadeland  
Original Zoning: A-2  
Requested Zoning: C-4  
Proposed Use: Retail and General Business  
Staff Comment: Fencing, landscaping and lighting treatment are necessary to protect the neighboring residential area.  
Board Comment: Fencing of 6' of non see through material, landscaping and lighting treatment to screen the operation. Petitioner will dedicate right-of-way up to 60' off of center line of Shadeland.



10. Case Number: 72-Z-123  
Location: 3524 North Shadeland  
Original Zoning: D-4  
Requested Zoning: C-3  
Proposed Use: Auto Service  
Staff Comment: Petitioner should dedicate up to 60' from center line of Shadeland.  
Board Comment: Same.
11. Case Number: 72-Z-183  
Location: 6455-6457 Massachusetts Avenue  
Original Zoning: D-3  
Requested Zoning: I-2-S  
Proposed Use: Office/Warehouse  
Staff Comment: Petitioner should dedicate up to 40' off the center line of Massachusetts.  
Board Comment: Same.
12. Case Number: 72-Z-227  
Location: 7100 East Faris  
Original Zoning: D-3  
Requested Zoning: D-6II  
Proposed Use: 55 Unit Apartments (undeveloped)  
Staff Comment: Recommends approval but easement for access onto Shadeland must be provided.  
Board Comment: Same.
13. Case Number: 72-Z-235  
Location: 3255 Argyle Court  
Original Zoning: A-2  
Requested Zoning: C-S  
Proposed Use: Multi-family (46 units)  
Staff Comment: Recommends denial because the density of this would be incongruous with the density of the surrounding D-3 development.  
Board Comment: Must place 10' wire fence and live screening, railroad cannot be extended, and only 2 curb cuts.
14. Case Number: 72-Z-247  
Location: 6060 Massachusetts  
Original Zoning: C-5  
Requested Zoning: I-3-U  
Proposed Use: Warehouse  
Staff Comment: Outdoor storage standards should be strictly followed.  
Board Comment: Same.

15. Case Number: 73-Z-175  
Location: 6004-6010 Massachusetts Avenue  
Original Zoning: C-5  
Requested Zoning: C-7  
Proposed Use: Warehouse  
Staff Comment: Recommends approval with no outside storage.  
Board Comment: Same, this is binding to all parties or persons acquiring any interest in said property.
16. Case Number: 74-Z-175  
Location: 7424 Pendleton Pike  
Original Zoning: C-4, D-3  
Requested Zoning: C-6  
Proposed Use: Motel and Service Station Facilities  
Staff Comment: Recommends denial because this development would intrude on surrounding residence.  
Board Comment: The Hartman frontage shall be landscaped (screened), north property line shall have 6' screen, east boundary shall have chain link fence.
17. Case Number: 75-Z-60  
Location: 3301 Shadeland  
Original Zoning: A-2  
Requested Zoning: C-3  
Proposed Use: Remodel Existing Service Station  
Staff Comment: No comments on file.  
Board Comment: No comments on file.
18. Case Number: 76-Z-142  
Location: 6190 East 38th Street  
Original Zoning: D-5, C-4  
Requested Zoning: SU1  
Proposed Use: 38th Street Christian Church  
Staff Comment: Recommends approval with alterations along Sheridan to control traffic.  
Board Comment: Same.
19. Case Number: 78-Z-43  
Location: 7401 Pendleton Pike  
Original Zoning: D-5  
Requested Zoning: C-3  
Proposed Use: Restaurant  
Staff Comment: Recommends approval if a transitional yard is required along east property line.  
Board Comment: Same with dedication of right-of-way on Pendleton Pike.

20. Case Number: 78-Z-115  
Location: 3741 North Shadeland  
Original Zoning: D-5  
Requested Zoning: C-3  
Proposed Use: Commercial  
Staff Comment: Recommends approval because proposal is in conformity with the Comprehensive Land Use Plan.  
Board Comment: Same.
21. Case Number: 79-Z-73  
Location: 4340 North Shadeland  
Original Zoning: A-2  
Requested Zoning: C-3  
Proposed Use: Gift Shop  
Staff Comment: Recommends approval because proposal is in conformity with the Comprehensive Land Use Plan.  
Board Comment: Same.
22. Case Number: 80-Z-45  
Location: 3439 North Shadeland  
Original Zoning: A-2  
Requested Zoning: C-4  
Proposed Use: Restaurant (Carry out on site)  
Staff Comment: Recommends approval because C-4 classification currently exists on 3 sides of property.  
Board Comment: Same, with dedication of right-of-way.
23. Case Number: 80-Z-152  
Location: 6905 E. 38th Street  
Original Zoning: D-3, C-4  
Requested Zoning: C-5  
Proposed Use: Automobile Showroom  
Staff Comment: Recommends approval because proposed use is consistent with surrounding development.  
Board Comment: Same.
24. Case Number: 82-Z-11  
Location: 3616 North Shadeland  
Original Zoning: D-3  
Requested Zoning: C-4  
Proposed Use: All C-4 Uses  
Staff Comment: Recommends denial because proposal would represent spot zoning.  
Board Comment: Owners will dedicate right-of-way for Shadeland improvements and no permits will be issued without prior approval of frontage landscaping and signage by Administration of the Division of Planning.

25. Case Number: 83-Z-126  
Location: 7259 Pendleton Pike  
Original Zoning: D-5  
Requested Zoning: C-4  
Proposed Use: Restaurant  
Staff Comment: Recommends approval subject to the site being brought up to development standards.  
Board Comment: Same with a 6' landscape strip from the existing right-of-way of both streets.
26. Case Number: 83-Z-185  
Location: 3619 Arlington Avenue  
Original Zoning: C-5  
Requested Zoning: C-I-D  
Proposed Use: Office/Warehouse  
Staff Comment: Recommends approval with dedicated right-of-way along Arlington.  
Board Comment: Same.
27. Case Number: 85-Z-60  
Location: 6747 E. 38th  
Original Zoning: D-3  
Requested Zoning: C-4  
Proposed Use: Retail  
Staff Comment: Recommends approval with all C-4 development standards met (hard surface parking).  
Board Comment: Was not scheduled for public hearing; therefore it was adopted and approved.

## Appendix E

### 38TH AND SHADELAND AREA PLAN

#### VARIANCES 1970 - 1985

1. Case Number: 70-V2-162  
Location: 3739-3751 North Shadeland  
Purpose: Erect storage building  
Staff Comment: No comment on file.  
Board Comment: ILP must be obtained within one year;  
off-street parking must be provided; and a  
10' strip on north must be grass.
2. Case Number: 70-V3-105  
Location: 6685 E. 38th and 6730 Massachusetts  
Purpose: Car wash and gasoline sales  
Staff Comment: Recommends approval with 70' sign setback  
from center of Massachusetts.  
Board Comment: ILP must be obtained in one year or variance  
is void.
3. Case Number: 71-V1-25  
Location: 3745-3749 N. Kitley  
Purpose: Erection of storage warehouse  
Staff Comment: Recommends approval with storage area  
confined behind 6' high solid fence.  
Board Comment: Same
4. Case Number: 71-UV1-121  
Location: 7201 Pendleton Pike  
Purpose: Outdoor display at K-Mart  
Staff Comment: No comments on file.  
Board Comment: No comments on file.
5. Case Number: 71-UV2-151  
Location: 6520 Massachusetts Avenue  
Purpose: Park a mobile home for elderly relatives  
Staff Comment: Must provide off-street parking.  
Board Comment: Same.
6. Case Number: 71-UV2-179  
Location: 6181 E. 46th  
Purpose: Provide off-street parking at 6175 East 46th  
Staff Comment: Two existing driveways to remain open only;  
dedicate 5' for 46th widening.  
Board Comment: Same.
7. Case Number: 71-UV3-110  
Location: 3909 Sadlier Drive  
Purpose: Locate a mobile home in rear of lot  
Staff Comment: To be used for Mrs. Carrie Jones only; if she  
moves or dies the trailer is to be removed.  
Board Comment: Same.

8. Case Number: 72-V1-120  
Location: 3626 North Hartman  
Purpose: To install swimming pool  
Staff Comment: Pool should be fenced and locked.  
Board Comment: Same.
9. Case Number: 72-UV2-71  
Location: 4126 Villard  
Purpose: Erection of two-family dwelling  
Staff Comment: No comments on file.  
Board Comment: Unless Improvement Location Permit is obtained within one year, variance is void.
10. Case Number: 73-UV1-151  
Location: 7001 Pendleton Pike  
Purpose: Rental of trucks/outdoor storage  
Staff Comment: Recommends approval with all trailers and trucks confined in orderly way behind the service station and some screening should be used to screen the property to the south.  
Board Comment: Same, with hard surfaced parking and no portable signs.
11. Case Number: 73-UV2-153  
Location: 6670 East 38th  
Purpose: Allow commercial and residential use  
Staff Comment: No comments on file.  
Board Comment: One pole sign and if no Improvement Location Permit is obtained in one year, variance is void.
12. Case Number: 73-V2-191  
Location: 6455 Massachusetts  
Purpose: To reduce front, side, and rear yard requirements  
Staff Comment: Recommends approval with all areas shown as future parking remaining grass and landscaping.  
Board Comment: If no I.L.P. is obtained in one year, variance is void. Landscaping and parking plan should be submitted to the Administrator of the Division of Planning.
13. Case Number: 74-UV1-15  
Location: 7676 East 38th  
Purpose: Permit school in existing church  
Staff Comment: Recommends approval with hard surfaced parking.  
Board Comment: Unless I.L.P. is obtained in one year, variance is void.

14. Case Number: 74-UV2-74  
Location: 4025 Villard Avenue  
Purpose: Addition to a nonconforming building  
Staff Comment: Recommends approval with hard surfaced parking.  
Board Comment: Unless I.L.P. is obtained in one year, variance is void.
15. Case Number: 75-UV1-46  
Location: 7001 East 34th Street  
Purpose: Outdoor display  
Staff Comment: Recommends denial because surrounding classifications include C-3 and C-2.  
Board Comment: Denied on May 8, 1975; a re-hearing on August 5, 1975 saw approval for one year, expiring August 5, 1976; portable building at 34th and Shadeland must be removed; and the existing pole sign will be the only pole sign on the property.
16. Case Number: 75-UV3-53  
Location: 6729 East 38th Street  
Purpose: Remodel for showroom and office  
Staff Comment: No comments on file.  
Board Comment: Site plans must be submitted prior to I.L.P. issuance; sign must comply with sign ordinance 71-AO-4; variance is void unless I.L.P. is obtained within one year; and must dedicate 50' from center line on 38th Street for right-of-way.
17. Case Number: 75-UV3-70  
Location: 7437 Pendleton Pike  
Purpose: Allow restaurant  
Staff Comment: Recommends approval with a 6' solid fence along the south property line.  
Board Comment: I.L.P. obtained in one year, 6' fence on south property line and must dedicate 60' from center of Pendleton Pike for right-of-way.
18. Case Number: 75-V3-80  
Location: 3638 N. Hartman  
Purpose: Side yard setback for existing garage  
Staff Comment: No comment on file.  
Board Comment: No comment on file.
19. Case Number: 76-UV2-14  
Location: 7039 East 38th Street  
Purpose: To erect canopies over pumps  
Staff Comment: Recommends approval with pole sign removed and sign which fits all ordinance standards installed.  
Board Comment: I.L.P. must be obtained within one year and no compensation can be due if 38th Street is altered by D.O.T.

20. Case Number: 77-UV1-38  
Location: 6903-6909 East 38th Street  
Purpose: Permit drive-in facilities at bank  
Staff Comment: Staff requested the opportunity to further review parking, signage and maneuverability.  
Board Comment: I.L.P. in one year or variance is void; third island on west will be eliminated; one parking space on north will be eliminated.
21. Case Number: 77-V2-62  
Location: 3503 North Shadeland  
Purpose: Outdoor storage and display  
Staff Comment: Storage area must be screened and all equipment be contained therein. The unlicensed autos should be removed.  
Board Comment: Trucks should be parked behind the building; parking of vehicles shall not be on adjoining lots; no auto sales on property; unlicensed autos must be removed.
22. Case Number: 77-UV3-12  
Location: 6225 East 38th Street  
Purpose: Erect a storage building  
Staff Comment: Recommends approval since petitioner proposes activity which will be in conformance with present activities.  
Board Comment: I.L.P. must be obtained within one year.
23. Case Number: 77-V3-71  
Location: 6705 Massachusetts Avenue  
Purpose: Enclose porch and erect garage  
Staff Comment: A home is located in C-4 district.  
Board Comment: I.L.P. must be obtained within one year.
24. Case Number: 77-V3-73  
Location: 3524 North Shadeland  
Purpose: Rear addition to warehouse  
Staff Comment: Recommends approval with visual screening at south lot line with landscape materials.  
Board Comment: I.L.P. must be obtained within one year.
25. Case Number: 78-V2-73  
Location: 3524 North Shadeland  
Purpose: Building addition for storage  
Staff Comment: Recommends approval with all hard-surfaced parking.  
Board Comment: I.L.P. must be obtained within one year.



26. Case Number: 79-UV1-109  
Location: 3702 North Shadeland  
Purpose: Outdoor display  
Staff Comment: Any outside storage area must be screened; Code Enforcement has cited this property for outdoor display.  
Board Comment: Granted for only 2 years, expiring October 2, 1981; I.L.P. must be obtained within one year; the outside display cannot include storage of materials or equipment that is not merchandise.
27. Case Number: 79-V2-50  
Location: 4570 North Shadeland at 46th  
Purpose: To erect canopies  
Staff Comment: Recommends approval with only one pole sign.  
Board Comment: Steel guard rails to be installed on west and south property lines up to the building; I.L.P. must be obtained within one year.
28. Case Number: 80-UV2-69  
Location: 3621 North Shadeland  
Purpose: Residence used as office  
Staff Comment: Recommends denial because display setbacks, landscaping, customer parking and signage are not up to C-5 developmental standards.  
Board Comment: Rear area must be hard-surfaced within one year; variance expires August 19, 1985; I.L.P. must be obtained within one year.
29. Case Number: 81-UV1-110  
Location: 3505 North Shadeland  
Purpose: Outdoor display  
Staff Comment: Recommends conditional approval, with display setbacks 20 ft. in depth.  
Board Comment: A 6 foot display setback is to be installed from the right-of-way within two years. Variance is void unless I.L.P. is obtained prior to occupancy.
30. Case Number: 81-UV1-149  
Location: 3750 North Shadeland  
Purpose: Outdoor sales  
Staff Comment: Recommends denial because no landscape display setback is provided and there is no evidence of hardship on the site.  
Board Comment: Petitioner must install 6' landscape strip along Shadeland, enclose trash container, set any pole sign 15' back from Shadeland right-of-way and no junk cars on property. Variance is for 3 years expiring December 1, 1984.

31. Case Number: 81-UV2-94  
Location: 3704 North Shadeland  
Purpose: Outdoor display  
Staff Comment: Recommends approval with solid screening.  
Board Comment: Only items for sale are to be displayed.
32. Case Number: 82-UV1-67  
Location: 4425 North Arlington  
Purpose: Use of dry cleaning operation  
Staff Comment: Wall signs and/or a hanging sign under the canopy are the only type of signage that staff can support.  
Board Comment: The dry cleaning plant is only to be used for the cleaning of clothing brought by retail customers. Only used by Murray O. Wolfe or a dry cleaning plan in which Murray O. Wolfe has controlling interest.
33. Case Number: 82-V3-55  
Location: 3620 Lori Lane  
Purpose: Side yard setback  
Staff Comment: Recommends approval with a 4.8 foot side yard setback.  
Board Comment: Patio is not to be enclosed. Guttering and downspout must contain drainage on subject's property.
34. Case Number: 82-V3-118  
Location: 6667 East 38th Street  
Purpose: Use to allow wrecker service storage  
Staff Comment: Recommends approval with upper level addition not extending any closer to side property lines than present structure.  
Board Comment: Same.
35. Case Number: 83-V1-58  
Location: 6125 East 38th Street  
Purpose: Use of arcade machines within 500' of residential zone  
Staff Comment: Recommends approval with hours of operation to coincide with bowling alley.  
Board Comment: Adult supervision at all times.  
Same.
36. Case Number: 83-UV1-105  
Location: 6905 East 32nd Street  
Purpose: Retail sales in I-3-S zone  
Staff Comment: Recommends approval with retail activity to be restricted to the utilization of existing 2593 square feet floor area.  
Board Comment: Same.

37. Case Number: 83-UV2-115  
Location: 3970 Sadlier Drive  
Purpose: Use of structure for assembly and storage of signs  
Staff Comment: Strongly recommends denial since the site cannot adequately support the intensity of proposed use, parking, maneuvering and loading. Loading would have to occur in the public right-of-way.  
Board Comment: All loading shall occur on west side of the property. Height of the storage area shall not exceed height of fence. Outside storage shall be limited to southwest. Petitioner shall assume liability for accidents which occur in the right-of-way.
38. Case Number: 85-UV3-49  
Location: 6833 Pendleton Pike  
Purpose: Amusement arcade within 500' of a residential zone  
Staff Comment: Recommends continuance until submittal of plan.  
Board Comment: Maximum number of machines is 25. Must post Indianapolis Code Section 17-185 (f) and (i) governing the presence and use of video machines by minors.
39. Case Number: 85-UV3-74  
Location: 4110 North Kitley Avenue  
Purpose: Dog grooming business in residential area  
Staff Comment: The use shall not include dog kennels or boarding.  
Board Comment: Same.
40. Case Number: 85-UV3-94  
Location: 3050 North Shadeland  
Purpose: Use of C-4 parcel for transmission shop  
Staff Comment: Recommends approval with maintenance of setbacks and driveway area.  
Board Comment: There shall be no outside commercial activity on the property including storage of vehicles. Any car not picked up by the owner by the end of the day shall be parked in rear area.
41. Case Number: 85-HOV-28  
Location: 3035 North Shadeland  
Purpose: Allow excess height, loading and parking in required front yard.  
Staff Comment: No comment on file.  
Board Comment: Unless I.L.P. is obtained within one year, variance is void.

APPENDIX F  
PERMITTED USES IN COMMERCIAL ZONING DISTRICTS

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Accessory, Convenience									
Retail Sales and Services									
in Offices and Apartments		X*							
Accounting, Auditing, and									
Bookkeeping Services	X	X	X	X	X	X		X	
Advertising Services	X	X	X	X	X	X		X	
Adult Bookstore					X(SE)*	X(SE)*		X(SE)*	
Adult Theatre (amusement					X(SE)*	X(SE)*		X(SE)*	
recreation, entertainment)									
Air Conditioner Sales &					X	X		X	
Service (window type)									
Air Conditioner Sales &									X
Service (central type)									
Alcohol - Package Liquor									
Store			X*		X*	X*		X*	
Alignment, wheel						X		X	
Ambulance Service						X		X	
Amusement Arcade					X(SE)*	X(SE)*		X(SE)*	
Animal Hospital					X	X		X	
Antique Store			X	X	X	X		X	
Apartment Hotels						X	X	X	
Apartments (attached or									
detached multi-fam. dwell)		X							
Apparel Shop			X	X	X	X		X	
Appliance Sales and									
Service - Major					X	X		X	
Appliance Sales and									
Service - Small			X	X	X	X		X	X
Archery						X		X	
Architectural Offices	X	X	X	X	X	X		X	
Art School					X	X		X	
Arts and Crafts Studio			X	X	X	X		X	
Athletic Club					X	X		X	
Auctions (and Auctioneer)						X		X	
Auditoriums	X	X	X	X	X	X		X	
Auto and Tire Center					X*	X*		X*	
Auto Paint Shop						X*		X*	
Auto Parts Sales					X*	X		X	
Auto Rental						X		X	
Auto Repair Garage									
(including transmission,									
painting and radiator						X*		X*	
Auto Rustproofing					X*	X*		X*	
Auto Sales, new or used,									
service and repairs					X*	X*		X*	
Auto Storage of new or									
used vehicles									X
Auto Trailer Rental								X	
Auto Wash (automatic)					X*	X*		X*	
Awning Contractors									X
Bait and Tackle Shop			X	X	X		X		
Bakery (retail)			X	X	X		X		
Ballrooms (public)					X		X		
Banks	X	X	X	X	X	X		X	
Barber School					X	X		X	
Beauty Shop			X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Bicycle Sales, Service and/or repair (conducted within enclosed buildings)						X*		X*	
Bicycle Store			X	X	X	X		X	
Billiard Parlor					X	X		X	
Blue Printing					X	X		X	
Boat Sales and Service and Storage								X	
Body Shop - Auto						X*		X*	
Bottled Gas Storage and Distribution									X
Bowling Alley					X	X		X	
Brokerage Firms	X	X	X	X	X	X		X	
Building Contractors									X
Building Materials - Retail (outside storage)									X
Building Materials - Retail (no outside storage)					X	X		X	
Bus Garagin & Maintenance								X	
Bus Sales, New or Used, Service and Repair								X	
Business Office	X	X	X	X	X	X		X	
Candle Shop			X	X	X	X		X	
Car Wash (completely indoors, self-service automatic or semi-automa.)					X*	X*		X*	
Card Shop			X	X	X	X		X	
Carpet Sales			X		X	X		X	
Catering Service						X		X	
Cemetery Monuments & Tombstones								X	
Ceramic Shop			X	X	X	X		X	
Charitable Institution									
Donation Pick-up Station			X	X	X	X		X	
Christmas Tree Sales (Temporary seasonal use)					X*	X*		X*	
Civic Club	X	X	X	X	X	X		X	
Clerical School	X	X	X	X	X	X		X	
Club Rooms					X	X		X	
Commercial Amusement (or entertainment or recreation) - Indoor					X	X		X	
Commercial Parking Lots and Structures					X	X		X	
Commissary and similar									
Retail Food Preparation						X		X	
Community Center	X	X	X	X	X	X		X	
Community Shopping Center (90,000-275,000 sq ft gfa)					X	X		X	
Condominium		X							
Construction Company									X
Consumer Services Office	X	X	X	X	X	X		X	
Contractors (i.e., painting, decorating, roofing, awnings, etc)									X
Convalescent (Homes)	X	X							

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Correspondence School	X	X	X	X	X	X		X	
Crating and Packaging Serv									X
Credit Service	X	X	X	X	X	X		X	
Custard Stand					X*	X*		X*	
Custom Glass Fabrication and Installation								X	
Dairy Products - Retail			X	X	X	X		X	
Dance Hall					X	X		X	
Dance School or Studio (instruct. purposes only)					X	X		X	
Data process. or analysis	X	X	X	X	X	X		X	
Day Nursery	X	X							
Decoration Contractor									X
Delicatessen			X	X	X	X		X	
Dental Clinic & Laboratory	X	X	X	X	X	X		X	
Dental Office	X	X	X	X	X	X		X	
Department Store					X	X		X	
Disco					X	X		X	
Discount Store					X	X		X	
Disinfection and Extermin- ation service contractor									X
Distributor									X
Doctor's Office	X	X	X	X	X	X		X	
Dog Grooming			X	X	X	X		X	
Dog Training or Schooling (No boarding)			X	X	X	X		X	
Dressmaking Shop			X	X	X	X		X	
Drive-In Restaurant					X*	X*	X*	X*	
Drive-In Theatre						X		X	
Driving Range - Golf						X		X	
Drug Addiction Counseling Office	X	X	X	X	X	X		X	
Drug Medical Stations (Clinic)	X	X	X	X	X	X		X	
Drug Store			X	X	X	X		X	
Dry Cleaning (self-serv.)			X	X	X	X		X	
Dry Cleaning Pick-up Station			X	X	X	X		X	
Dry Cleaning Plant									X
Dry Goods Store			X	X	X	X		X	
Educational Institution	X	X	X	X	X	X		X	
Electrical Contractor									X
Electrical Supplies (retail sales)			X	X	X	X		X	
Engineering Office, Professional	X	X	X	X	X	X		X	
Equipment Rental, both heavy and light								X	
Extermination and Disin- fection Service Contractor									X
Fabric Store			X	X	X	X		X	
Farm Equipment Sales and Service								X	
Firing Range (indoors)					X	X		X	
Flea Market (indoor)					X	X		X	
Flea Market (outdoor)						X		X	

[illegible]

[illegible]



	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Music School					X	X		X	
Music Store (Including records, instruments)			X	X	X	X		X	
Neighborhood Shopping Comp.			X		X	X		X	
Newspaper Publishing & Printing					X	X		X	
Newspaper Substation, Distribution			X		X	X		X	
Night Club					X	X		X	
Nursery Plant (seasonal)									
Sales					X*	X		X	
Nursery School	X	X							
Nursing Homes	X	X							
Obedience School (no boarding)			X	X	X	X		X	
Office Supplies			X	X	X	X		X	
Office Use or Complex	X	X	X	X	X	X		X	
Off-Street Parking Lots					X	X		X	
Oil Storage & Distribution									X
Optical Goods (sales and service)			X	X	X	X		X	
Optometrist	X	X	X	X	X	X		X	
Outdoor Food or Beverage Sales					X*	X*	X	X*	
Outdoor Storage								X*	X*
Packing & Crating Service									X
Paint and Wallpaper Store			X	X	X	X		X	
Paint (Auto) Shop						X*		X*	
Painting Contractor									X
Parking Lots & Structures (Commercial)					X	X		X	
Personal Serv. Establish.			X	X	X	X		X	
Pest Control Contractor									X
Pet Shop			X	X	X	X		X	
Pharmacy			X	X	X	X		X	
Photocopying					X	X		X	
Photographic Studio			X	X	X	X		X	
Photographic Supplies			X	X	X	X		X	
Photography School					X	X		X	
Physicians Office	X	X	X	X	X	X		X	
Plant Sales (Temporary Seasonal Use)					X*	X		X	
Plumbing Contractor									X
Plumbing, sales and Service					X	X		X	
Post Office			X*		X*	X		X	
Printing Establishment					X	X		X	
Private Club					X	X		X	
Produce Stand					X*	X		X	
Produce Terminal									X
Professional Business Schl	X	X	X	X	X	X		X	
Propane Gas Storage and Distribution									X
Radiator (Auto) Repair Shop						X*		X*	

[illegible]

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Storage of Heavy Equipment - indoor									X
Storage of Heavy Equipment - outdoor									X
Storage of Trucks - indoor									X
Storage of Trucks - outdoor									X
Stormdoor Contractor									X
Surgical Supply Firm			X		X	X		X	
Swimming Pool Sales and Outdoor Display								X	
Tailor			X	X	X	X		X	
Tavern			X*		X*	X*		X*	
Television Service			X	X	X	X		X	
Television Studio and Office (only)	X	X	X	X	X	X		X	
Tennis Facility - indoor					X	X		X	
Testing Laboratory									X
Theatre - Indoor					X	X		X	
Theatre - outdoor						X		X	
Tire and Office Service Center					X*	X*		X*	
Tire Recapping									X
Tombstone - including engraving								X	
Tool Rental						X		X	
Tractor (over the road)									
Sales & Service								X	
Trade School					X	X			
Trading Stamp Service			X	X	X	X		X	
Trailer and Farm Equipment Sales and Service								X	
Trampoline Center						X		X	
Transfer Establishment									X
Transmission Repair Shop						X*		X*	
Travel Trailer Sales and Rental								X	
Truck Cleaning, Service, Repair and Rental								X	
Truck (over 1/2 ton)									
Sales and Service								X	
Truck (1/2 ton or less)									
Sales & Repair, New/Used					X*	X		X	
Truck Storage - Indoor								X	X
Truck Storage - Outdoor								X	X
Typesetting					X	X		X	
Uniform Clothing Store			X	X	X	X		X	
Upholsterer, Furniture Repair									X
Upholstering Shop									X
Union Hall, (office and assembly room)	X	X	X	X	X	X		X	
U-Haul Trailer Rental								X	
Variety Store			X	X	X	X		X	
Veterinarian					X	X		X	
Veteran's Club					X	X		X	
Wallpaper and Paint Store			X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Warehouse & Distribution Operation (enclosed in a Building)									X
Wearing Apparel and Accessory Store			X	X	X	X		X	
Wheel Alignment (auto)					X*	X*		X*	
Wholesaler									X
Window Contractor									X
Wrecker Service - Incidental Towing Only			X		X	X		X	X

\*The asterisk denotes that the particular use is permitted in the district only under certain conditions and reference should be made to the appropriate ordinance for details of those conditions.

Anytime "(SE)" is denoted on the list, it is an indication that this particular use is permitted in this district only by grant of Special Exception by the board of zoning appeals.

RECOMMENDED TAX ABATEMENT DEDUCTION PERIODS  
FOR THE 38TH AND SHADELAND AREA PLAN

The Metropolitan Development Commission of the City of Indianapolis can, by resolution, allow a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities in "economic revitalization areas". The major criteria in designating an area an "economic revitalization area" is as follows.

"Whether there is compliance with the following statutory criterion: '(the area)...has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.'"

In January of 1986, the Metropolitan Development Commission approved a resolution which allows enhanced tax abatement potentials for areas with an adopted neighborhood plan or corridor study.

Under terms of the resolution all commercial, industrial and multi-family residential areas of the City within the police and fire district are potentially eligible for up to a three, six or ten year abatement of the assessed improvements to a property. If, however, "...the project is located in a redevelopment area, local historic district or area which is the subject of a subarea plan (e.g., neighborhood plan, corridor plan) relative to which the Commission has adopted, by resolution, a policy stating the availability of economic revitalization area designation, the Commission shall use the tax abatement policy for the redevelopment area, historic district or subarea in determining whether economic revitalization area designation should be granted and if so, for what deduction period,...."

This tool has been applied to the 38th and Shadeland area to assist plan implementation and revitalization of those areas currently suffering the greatest signs of disinvestment and/or deterioration.

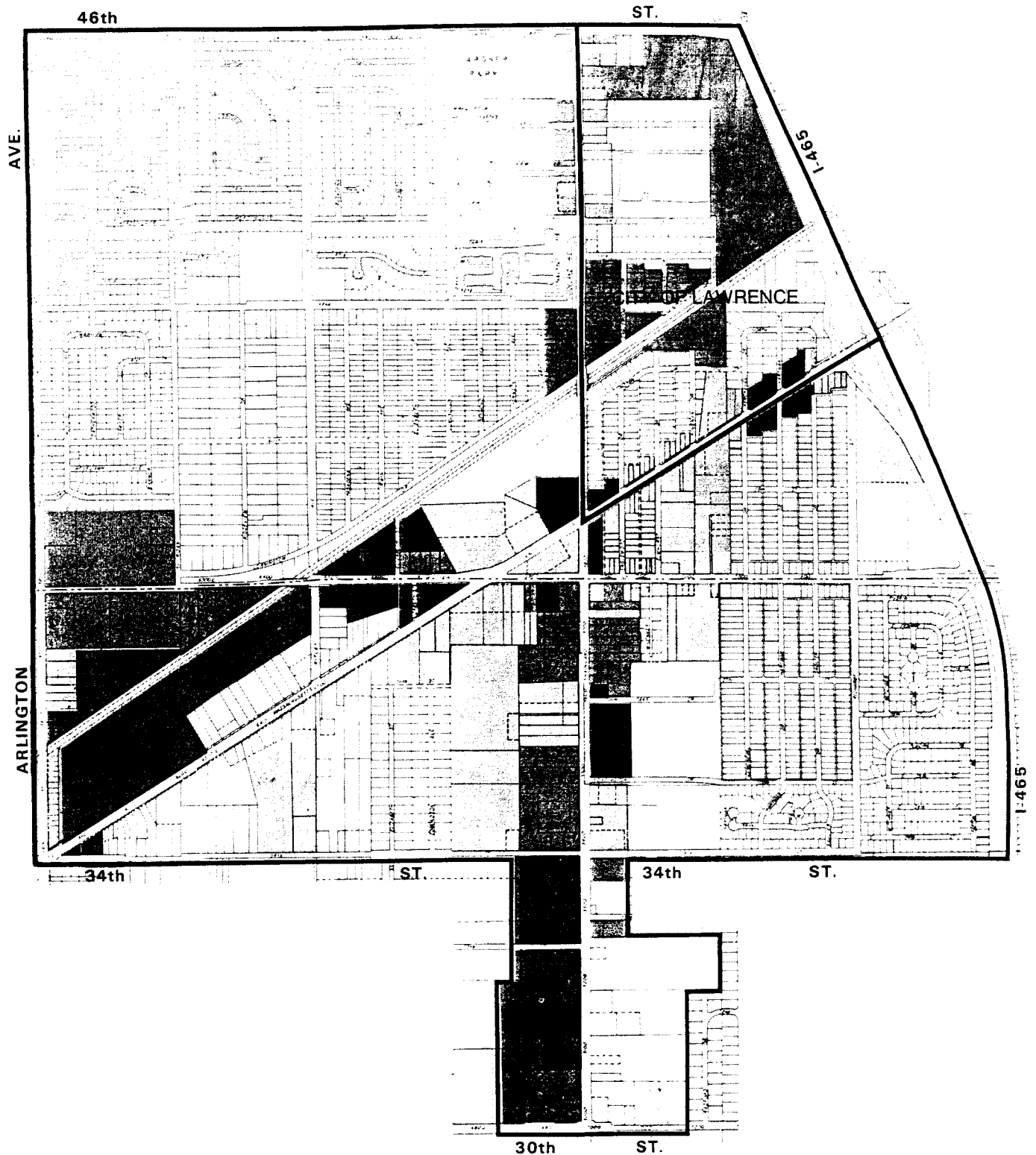
Map 23 shows the recommended maximum potential tax abatement deduction periods for the 38th and Shadeland area. Those businesses/sites which meet the Metropolitan Development Commission's standards and are or will be in conformance with aspects of this plan may receive up to the maximum tax abatement deduction periods shown.

The tax abatement policy expands the maximum potential tax abatement deduction period for residential and commercial uses in several areas.

Under the general resolution (98), commercial uses may receive up to a ten-year abatement period in areas noted on the tax abatement map (map 23). This is most notable on Shadeland Avenue and Pendleton Pike, where the benefit of such an incentive would be great.

Map 23 presents the tax abatement policy for the area. This document sets the terms by which tax abatement deduction periods and "economic revitalization areas" will be addressed.

This policy is a major tool to aid in the development of the neighborhood, as it will provide an added economic incentive for not only new investment in those areas of the neighborhood in need, but will help implementation of this plan. For further information on tax abatement contact the Division of Economic and Housing Development at 633-3480.



### 38TH STREET & SHADELAND AVENUE AREA PLAN MAP 23 / TAX ABATEMENT POLICY MAP

UP TO  
3 Year Residential (multi-family)  
6 Year Residential (multi-family)  
10 Year Residential (multi-family)

UP TO  
3 Year Commercial  
6 Year Commercial  
10 Year Commercial  
6 Year Industrial

• Recommended maximum abatement periods for assessed value of improvements to property  
• This map recommends the maximum abatement period which these specific properties are eligible to be considered for. It does not guarantee abatement

▲  
The preparation of this map was financed in part by a Community Development Block Grant

G3.

October, 1986  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

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George Keller  
Lawrence City Council  
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